

## \$2,995,000 - 9839 115 Avenue, Rural Westlock County

MLS® #E4403399

**\$2,995,000**

4 Bedroom, 2.00 Bathroom, 1,146 sqft

Rural on 150.74 Acres

None, Rural Westlock County, AB

### ATTENTION DEVELOPERS/INVESTORS!!!!

Discover a rare and exceptional opportunity to own 150.74 acres of prime agricultural land located along hiway 18 within the town limits of Westlock, Alberta. This expansive property, steeped in history and untouched by new ownership since 1959, presents a unique chance to be part of Westlock's future. With the town's recent Municipal Development Plan emphasizing growth along Highway 18 on the east side, this land is ideally positioned for savvy developers and investors. The property features a mature yardsite on the west side, complete with various outbuildings that can assist to generate rental revenue until development begins. The cropland, currently managed by a long-time tenant who has been a dedicated steward of the land, offers continuity and income potential, with the option for the tenant to remain. Don't miss your chance to own a piece of history while capitalizing on the thriving future of Westlock.



Built in 1961

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4403399    |
| Price     | \$2,995,000 |
| Bedrooms  | 4           |
| Bathrooms | 2.00        |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,146                  |
| Acres          | 150.74                 |
| Year Built     | 1961                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9839 115 Avenue       |
| Area        | Rural Westlock County |
| Subdivision | None                  |
| City        | Rural Westlock County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7P 1P5               |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Airport Nearby, Subdividable Lot, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2024 |
| Days on Market | 322               |
| Zoning         | Zone 70           |

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Listing information last updated on July 10th, 2025 at 6:32pm MDT