

\$735,000 - 4604 56 Av, Wetaskiwin

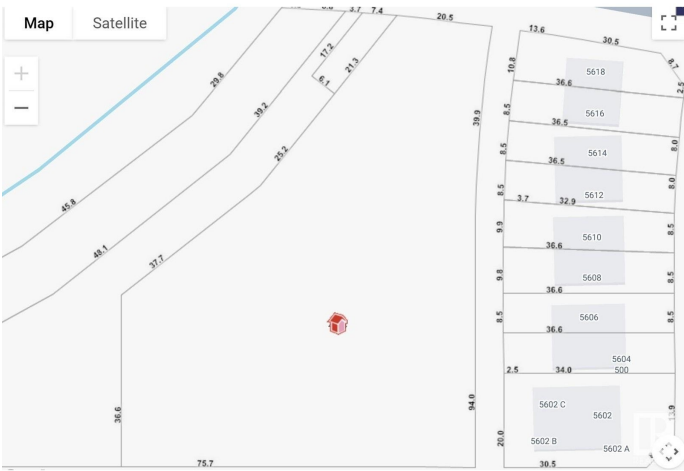
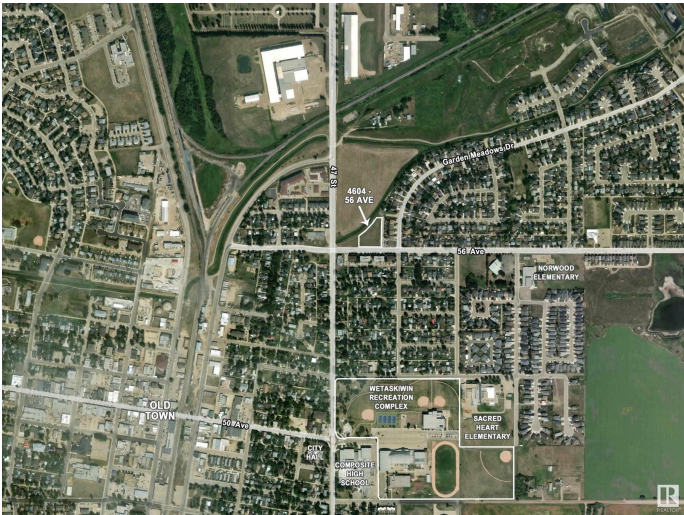
MLS® #E4433120

\$735,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 1.33 Acres

Garden Meadows, Wetaskiwin, Alberta

Rare development opportunity. 1.33 Acres of high-density multi-family development land zoned R4 allowing up to 6 storeys of development in the Northeast quadrant of Wetaskiwin's Garden Meadows subdivision. The October 2024 CMHC rental market summary notes a 2.4% vacancy rate, with recent population growth since the census of 12,594 in 2021. The city has lacked new multi-unit housing options in recent years. Wetaskiwin's economy is driven by a mix of agriculture, manufacturing and warehousing, with a retail sector. Recent growth has seen 42 new business openings in 2023, and 27 business openings in 2024 adding new employment. The site is well positioned within walking distance to Norwood Elementary, Wetaskiwin Composite High School, Wetaskiwin Recreation Complex, and 50th Ave, the main avenue serving Wetaskiwin's Old Town where you'll find City Hall, rich with heritage, amenities, and services. The Garden Meadows neighbourhood is known as the newer & quieter side of Wetaskiwin containing new SF homes. (id:6289)



Essential Information

Listing #	E4433120
Price	\$735,000
Bathrooms	0.00

Acres	1.33
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	4604 56 Av
Subdivision	Garden Meadows
City	Wetaskiwin
Province	Alberta
Postal Code	T9A3S5

Amenities

Amenities	Shopping
Features	Flat site

Listing Details

Listing Office	RE/MAX Real Estate
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Listing information last updated on October 27th, 2025 at 7:01am PDT