

\$1,995,000 - Twp Rd 594 & Hwy 44, Rural Westlock County

MLS® #E4462110

\$1,995,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 150.00 Acres

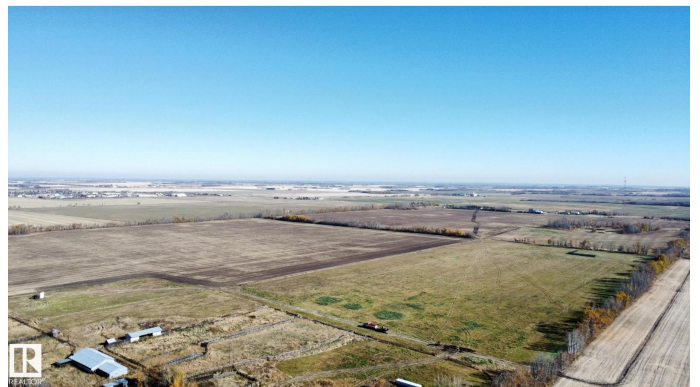
None, Rural Westlock County, Alberta

ATTENTION INVESTORS, FARMERS & DEVELOPERS! Don't miss this rare opportunity just 1 km south of Westlock town limits. This 150 acre parcel of highly productive Class 2 (CLI #2) farmland has direct access from its own service road off Highway 44. Located along the major north-south corridor from Edmonton to Northern Alberta, this stretch of Highway 44 is a prime route for commercial and industrial development, making this land not only ideal for agriculture but also a strategic investment opportunity. Owned by the same family for over 70 years, this fertile land offers an exceptional chance for - local farmers seeking quality soil close to town - developers looking for accessible, high visibility land - investors capitalizing on Westlock's growth and highway frontage potential whether you're expanding your farming operation or land-banking for future development. This property checks all the boxes!! (id:6289)

Built in 2025

Essential Information

Listing #	E4462110
Price	\$1,995,000
Bathrooms	0.00
Acres	150.00



Year Built	2025
Type	Vacant Land

Community Information

Address	Twp Rd 594 & Hwy 44
Subdivision	None
City	Rural Westlock County
Province	Alberta
Postal Code	T7P2P6

Amenities

Amenities	Airport
Features	See remarks, Subdividable lot, Level

Listing Details

Listing Office	RE/MAX Results
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Listing information last updated on October 19th, 2025 at 10:31am PDT