

\$1,995,000 - 594.. Hwy 44, Rural Westlock County

MLS® #E4462033

\$1,995,000

0 Bedroom, 0.00 Bathroom,
Rural on 150.00 Acres

None, Rural Westlock County, AB

ATTENTION INVESTORS, FARMERS & DEVELOPERS! Don't miss this rare opportunity! Just 1 km south of Westlock town limits, with direct access from its own service road off Highway 44, lies this 150-acre parcel of highly productive Class 2 (CLI #2) farmland. 2 wells, 2 dugouts, 2 buildings & fenced. 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 parcel checks all the boxes.



Essential Information

MLS® #	E4462033
Price	\$1,995,000
Bathrooms	0.00
Acres	150.00
Type	Rural

Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	594.. Hwy 44
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2P6

Exterior

Exterior Features	Airport Nearby, Commercial, Fenced, Level Land, Subdividable Lot, See Remarks, Rail Services Nearby
-------------------	---

Additional Information

Date Listed	October 11th, 2025
Days on Market	16
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 27th, 2025 at 12:02am MDT