

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

MLS® #E4462110

\$1,995,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

None, Rural Westlock County, AB

ATTENTION INVESTORS, FARMERS & DEVELOPERS! Don't miss this rare opportunity just 1 km south of Westlock town limits. 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!!

Built in 2025

Essential Information

MLS® #	E4462110
Price	\$1,995,000
Bathrooms	0.00



Acres	0.00
Year Built	2025
Type	Land Commercial
Status	Active

Community Information

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

Additional Information

Date Listed	October 14th, 2025
Days on Market	12
Zoning	Zone 70

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Listing information last updated on October 26th, 2025 at 1:47am MDT