

\$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	8
Zoning	Zone 70

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Listing information last updated on October 21st, 2025 at 9:32pm MDT