

**5124 53 Street
Rural Wainwright No. 61, M.D. of, Alberta****MLS # A2226241****\$299,000****Division:** NONE**Lot Size:** 38.04 Acres**Lot Feat:** -**By Town:** Edgerton**LLD:** 2-44-4-W4**Zoning:** Controlled Urban**Water:** Well**Sewer:** -**Utilities:** -

Located just steps from the Village of Edgerton, this expansive 38.04-acre parcel offers a rare and versatile opportunity for developers, investors, or those seeking a peaceful rural lifestyle with the convenience of nearby amenities. The property features a substantial 40' x 60' arch rib Quonset with a durable 4-foot concrete grade beam — perfect for equipment storage, workshop use, or future agricultural needs. With solid construction and generous space, the Quonset is a valuable asset for a variety of operations. Also on the property is the original 1931-built home, offering 1,240 square feet of living space. While the structure is currently uninhabitable and in need of extensive renovations, it presents an intriguing restoration project for the right buyer or the potential for a complete rebuild on a well-established site. Zoned for agricultural use and with direct access to municipal services in Edgerton, the land holds significant potential for hobby farming, equestrian development, or future residential subdivision (subject to municipal approval). Whether you're looking to build your dream home, establish a rural business, or invest in a growing area, this parcel provides a blank canvas in a desirable location. Don't miss this exceptional opportunity to own a sizeable piece of land with immense potential — all just minutes from the heart of Edgerton.