$735,000 - 4604 56 Avenue, Wetaskiwin
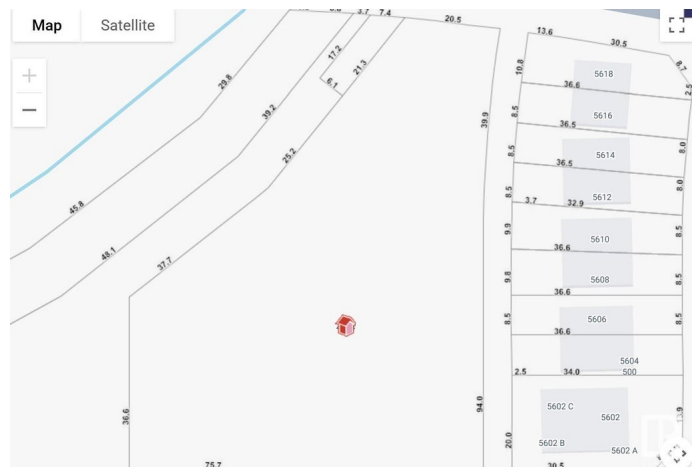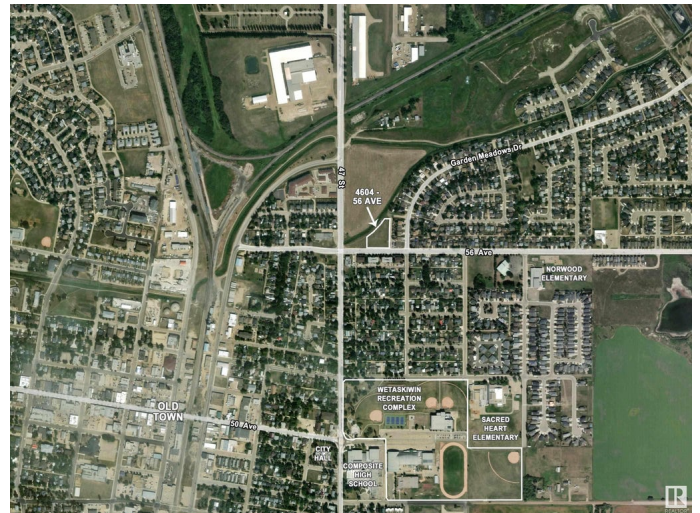
MLS® #E4433121

$735,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Garden Meadows, Wetaskiwin, AB

Rare development opportunity. 1.33 Acres of high-density multi-family development land zoned R4 allowing up to 6 storeys of development in the Northeast quadrant of Wetaskiwinâ€™s Garden Meadows subdivision. The October 2024 CMHC rental market summary notes a 2.4% vacancy rate, with recent population growth since the census of 12,594 in 2021. The city has lacked new multi-unit housing options in recent years. Wetaskiwinâ€™s economy is driven by a mix of agriculture, manufacturing and warehousing, with a retail sector. Recent growth has seen 42 new business openings in 2023, and 27 business openings in 2024 adding new employment. The site is well positioned within walking distance to Norwood Elementary, Wetaskiwin Composite High School, Wetaskiwin Recreation Complex, and 50th Ave, the main avenue serving Wetaskiwinâ€™s Old Town where youâ€™ll find City Hall, rich with heritage, amenities, and services. The Garden Meadows neighbourhood is known as the newer & quieter side of Wetaskiwin containing new SF homes.

Essential Information

MLS® #	E4433121
Price	$735,000

Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	4604 56 Avenue
Area	Wetaskiwin
Subdivision	Garden Meadows
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 3S5

Additional Information

Date Listed	April 28th, 2025
Days on Market	50
Zoning	Zone 80