

\$735,000 - 4604 56 Avenue, Wetaskiwin

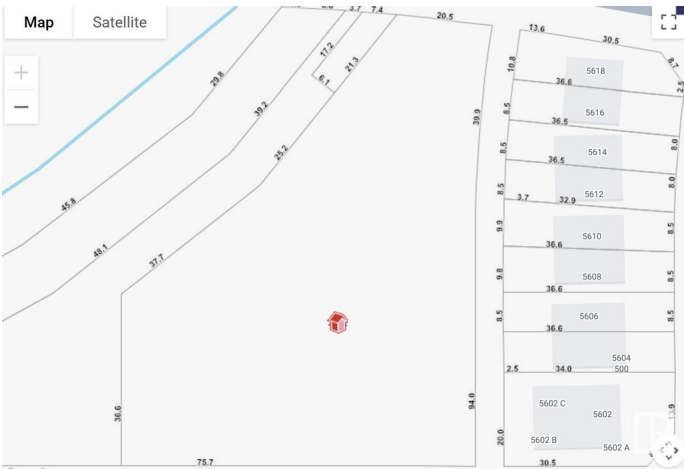
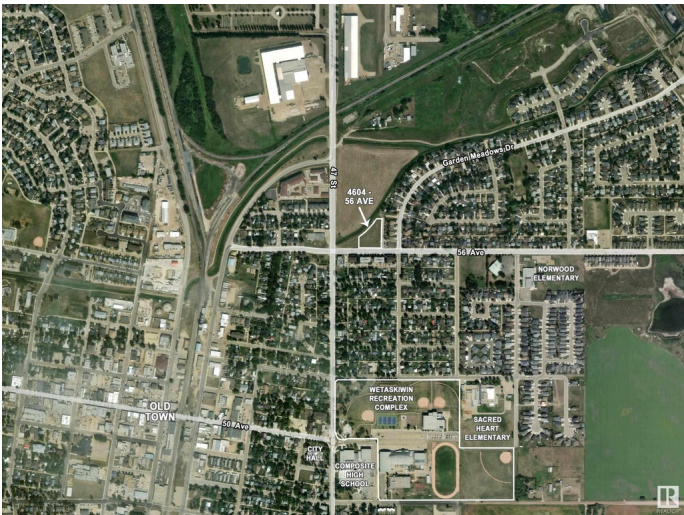
MLS® #E4433120

\$735,000

0 Bedroom, 0.00 Bathroom,
Single Family 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 Wetaskiwin’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. Wetaskiwin’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 Wetaskiwin’s Old Town where you’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

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|--------|-----------|
| MLS® # | E4433120 |
| Price | \$735,000 |

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|-----------|-----------------|
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Type | Single Family |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

Community Information

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

Exterior

Exterior Features Commercial, Flat Site, Not Fenced, Shopping Nearby

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 28th, 2025 |
| Days on Market | 97 |
| Zoning | Zone 80 |

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Listing information last updated on August 2nd, 2025 at 9:47pm MDT