

\$87,000 - 23 11032 - Hwy 13, Rural Wetaskiwin County

MLS® #E4437239

\$87,000

0 Bedroom, 0.00 Bathroom,
Rural on 0.30 Acres

Village West, Rural Wetaskiwin County, AB

A BEAUTIFULLY TREED PRIVATE LOT IN A
CUL-DE-SAC BACKING ONTO A RAVINE
AN EASY HOUR DRIVE FROM EDMONTON!

This 0.30 acre lot is close to all the
summer/winter activities to keep the family
busy: boating; canoeing/kayaking; fishing
summer & winter; all types of water activities;
hiking on several trails; sledding in the winter;
cross country skiing or just sitting around the
fire enjoying nature. The adjacent Village of
Pigeon Lake has all the conveniences you
need such as shopping; restaurants, fuel. AND
from the back of the lot take a short walk on a
foot bridge across the ravine to The Village.
This property is located in a golfer's heaven
with 4 golf courses a few minutes away: Black
Bull Golf Course; Willow Greens Golf Course;
Dorchester Ranch Golf Course; Pigeon Lake
Golf Club. There are other great fishing lakes a
short distance away. Power & gas at property
line. Drive your golf cart to the Black Bull. A
boat launch is nearby. You MUST check this
quiet location out.



Essential Information

MLS® #	E4437239
Price	\$87,000
Bathrooms	0.00
Acres	0.30

Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	23 11032 - Hwy 13
Area	Rural Wetaskiwin County
Subdivision	Village West
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

Exterior

Exterior Features	Backs Onto Park/Trees, Boating, Golf Nearby, Park/Reserve, Shopping Nearby, Treed Lot
-------------------	---

Additional Information

Date Listed	May 16th, 2025
Days on Market	65
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 20th, 2025 at 7:47am MDT