

## \$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 | 162            |
| Zoning         | Zone 90        |

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Listing information last updated on October 25th, 2025 at 1:17pm MDT