

\$450,000 - 452068a Rge Road 275, Rural Wetaskiwin County

MLS® #E4453351

\$450,000

3 Bedroom, 1.00 Bathroom, 1,120 sqft

Rural on 9.27 Acres

Village at Pigeon Lake, Rural Wetaskiwin County, AB

2 Residences - Escape to your own private 9.27-acre oasis, surrounded by mature trees that provide year-round beauty, shade, and tranquility. This secluded property features two full residences—ideal for extended family, rental income, or caregiver accommodations. The main home, a mobile fully renovated in 2009, offers upgraded insulation, drywall, siding, roof, windows, flooring, paint, kitchen, and bathroom—modern, comfortable, and move-in ready. A second 782 sqft 1 bedroom home/cabin, updated about 10 years ago, with windows, doors, high-efficiency furnace, and sits on concrete pilings with a fully insulated crawl space. A 24'™x48'™ steel-framed shop provides endless options for hobbies, storage, or business. Enjoy unmatched peace and privacy, yet remain close to Falun School and Pigeon Lake Village. Whether for multi-generational living, a rental, or a retreat in nature, this acreage blends comfort, function, and serenity.

Built in 1972

Essential Information

MLS® # E4453351

Price \$450,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,120
Acres	9.27
Year Built	1972
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	452068a Rge Road 275
Area	Rural Wetaskiwin County
Subdivision	Village at Pigeon Lake
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

Amenities

Features	Crawl Space, Deck, Front Porch, R.V. Storage
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Interior

Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Flat Site, Level Land, Private Setting, Schools, Treed Lot
Construction	Wood
Foundation	Piling

Additional Information

Date Listed	August 15th, 2025
Days on Market	15
Zoning	Zone 95

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Listing information last updated on August 30th, 2025 at 4:47pm MDT