

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

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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
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### Additional Information

Date Listed	May 16th, 2025
Days on Market	6
Zoning	Zone 90

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Listing information last updated on May 22nd, 2025 at 1:32pm MDT