

## \$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	41
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 June 26th, 2025 at 5:17pm MDT