

## \$75,000 - 15 11032 Hwy 13, Rural Wetaskiwin County

MLS® #E4438977

**\$75,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.34 Acres

Village West, Rural Wetaskiwin County, AB

Choose your own neighbours! Rare opportunity to purchase adjacent pie-shaped lots in Village West Estates at Pigeon Lake. Have an impressive circular drive, OR purchase JUST this beautiful .34 acre lot for \$75,000, and have friends or family purchase the similarly beautiful .44 acre lot next door! Enjoy the privacy and tranquility of this over 1/3 acre treed lot just steps along the trails and a bridge away from the Village at Pigeon Lake and its many amenities, including: grocery, gas, restaurants, lounges, inn, spa, liquor, cannabis, clothing, laundry, ice cream, pizza, bank, and more! Black Bull Golf Resort is across the road. Three other golf courses to choose from in the area. Ma-me-o Beach & boat launch nearby. Schools too. Live year-round! Just less than hour from Edmonton, and 1/2 hour from Wetaskiwin, Millet, Calmar etc. Who says you can't have your cake and eat it too?



### Essential Information

MLS® #	E4438977
Price	\$75,000
Bathrooms	0.00
Acres	0.34
Type	Rural
Sub-Type	Vacant Lot/Land

Status                      Active

**Community Information**

Address                    15 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    Cul-De-Sac, Golf Nearby, Schools, Shopping Nearby

**Additional Information**

Date Listed              May 28th, 2025  
Days on Market        19  
Zoning                    Zone 90

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