

## \$80,000 - 11032 Hwy 13, Rural Wetaskiwin County

MLS® #E4438976

**\$80,000**

0 Bedroom, 0.00 Bathroom,

Rural on 0.44 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 .44 acre lot for \$80,000, and have friends or family purchase the similarly beautiful .34 acre lot next door! Enjoy the privacy and tranquility of this almost half-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. Mameo 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® #	E4438976
Price	\$80,000
Bathrooms	0.00
Acres	0.44
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

**Community Information**

Address	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, No Through Road, Private Setting, Schools, Shopping Nearby
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**Additional Information**

Date Listed	May 28th, 2025
Days on Market	10
Zoning	Zone 90

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Listing information last updated on June 7th, 2025 at 7:17pm MDT