\$75,000 - 10035 Hwy 13, Rural Wetaskiwin County

MLS® #E4441178

\$75,000

0 Bedroom, 0.00 Bathroom, Rural on 0.33 Acres

Westerose, Rural Wetaskiwin County, AB

Very unique beautifully treed lot across from the Village at Pigeon Lake. Perfect location for a business like a dog groomers or other business requiring Highway advertising exposure!! Electricity and natural gas were hooked up at one time to an old homestead. Utilities on property saves you money! There is a well but not guaranteeing it is operational. It is zoned agriculture so there are less and restrictions and hassle to build. The Village at Pigeon Lake is a lively bustling shopping complex with a huge grocery store, many high quality restaurants, bank, gas station, laundry matt, liquor store and much more amenities that draw people from all around the lake and surrounding communities! A great opportunity for only 75000! Approx 120ft x 78 ft







Essential Information

MLS® # E4441178

Price \$75,000

Bathrooms 0.00

Acres 0.33

Type Rural

Sub-Type Vacant Lot/Land

Status Active

Community Information

Address 10035 Hwy 13

Area Rural Wetaskiwin County

Subdivision Westerose

City Rural Wetaskiwin County

County ALBERTA

Province AB

Postal Code T0C 2V0

Exterior

Exterior Features Golf Nearby, Schools, Shopping Nearby, Treed Lot

Additional Information

Date Listed June 7th, 2025

Days on Market 145

Zoning Zone 95

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Listing information last updated on October 30th, 2025 at 10:17am MDT