

\$69,900 - 10035 Hwy 13, Rural Wetaskiwin County

MLS® #E4441178

\$69,900

0 Bedroom, 0.00 Bathroom,
Rural on 0.33 Acres

Westerose, Rural Wetaskiwin County, AB

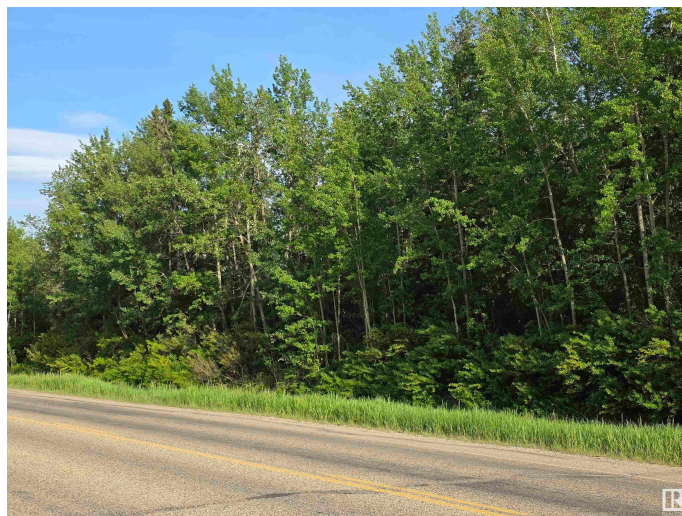
Very unique beautifully treed lot across from the Village at Pigeon Lake. Perfect location for a business like a dog groomers or other business requiring Highway advertising exposure!! Electricity and natural gas were hooked up at one time to an old homestead. Utilities on property saves you money! There 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	\$69,900
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	162
Zoning	Zone 95

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Listing information last updated on November 16th, 2025 at 6:32pm MST