



GRASSROOTS
REALTY GROUP

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RR 11
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2279818



\$1,900,000

Division: NONE

Lot Size: 46.39 Acres

Lot Feat: Many Trees

By Town: Village at Pigeon Lake

LLD: 13-46-1-W5

Zoning: HR, CR

Water: Well

Sewer: -

Utilities: -

Rare opportunity to acquire 3-titled land parcels totaling over 46 acres of prime development land, ideally located just off the shores of Pigeon Lake and minutes from the Village of Pigeon Lake. With excellent access, proximity to year-round recreation, and strong demand in the area, this property offers outstanding potential for developers, investors, or visionary buyers. The land features a diverse and attractive setting with privately treed areas that enhance privacy and aesthetic appeal, providing flexibility for a wide range of development concepts. The parcel configuration allows for efficient planning and potential phased development, with two points of road access further supporting future subdivision or commercial use. Zoning and planning considerations allow for a variety of potential uses (with municipal planning and approval) and some consideration could be given to various investment opportunities such as RV or campground resort, executive lake-area acreages, residential development, eco-tourism, or recreational ventures. Located in one of Central Alberta's most desirable lake destinations, the property is surrounded by a mix of full-time residents, seasonal homeowners, and tourists, while remaining conveniently close to essential services. Pigeon Lake continues to experience strong growth, limited land availability, and increasing demand for recreational and lifestyle-oriented developments. Whether held as a strategic land investment or developed into a signature lakeside project, this is a truly rare offering with scale, location, and long-term upside.