



GRASSROOTS
REALTY GROUP

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**Twp 470 Hwy 771 Highway
Westerose, Alberta**

MLS # A2296526



\$398,000

Division: NONE

Lot Size: 19.00 Acres

Lot Feat: -

By Town: -

LLD: 31-46-1-W5

Zoning: Residential Recreation

Water: -

Sewer: -

Utilities: -

Experience a rare opportunity where investment potential meets an enviable lake-country lifestyle. This expansive 19+/- acre parcel is an exceptional find in a prime location, offering both immediate enjoyment and long-term value. Ideally situated in a vibrant four-season recreational destination, you're just minutes from the shores of Pigeon Lake Provincial Park, with boating, fishing, trails as well as Golf and the amenities of the Village at Pigeon Lake. Elevated views of Pigeon Lake provide a stunning back drop for your vision, whether you're dreaming of a private estate, a family legacy property or holding while you explore future development possibilities. Nestled between two established subdivisions, this blank canvas parcel offers flexibility, location and undeniable appeal in one of the area's most desirable lake communities.