



**GRASSROOTS**  
REALTY GROUP

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**36 Village West Estates  
Rural Wetaskiwin No. 10, County of, Alberta**

**MLS # A2317076**



**\$145,000**

**Division:** NONE

**Lot Size:** 0.35 Acre

**Lot Feat:** -

**By Town:** Wetaskiwin

**LLD:** 14-46-1-W5

**Zoning:** HR

**Water:** Well

**Sewer:** -

**Utilities:** -

Visit REALTOR® website for additional information. Escape to the beauty and tranquility of the Pigeon Lake area with this fully fenced 0.35-acre bare land parcel located in the desirable Village West Estates community. Tucked away in a quiet, natural setting, this property offers the perfect balance &mdash; close enough to enjoy all the amenities and recreation of Pigeon Lake, yet surrounded by mature trees and scenic walking trails, this sunny, cleared lot is ready for your vision. Enjoy easy access to the nearby Village at Pigeon Lake, far enough away to avoid the crowds, noise, and seasonal Mayflies often found closer to the water. With its restaurants, shops, grocery store, liquor store, accommodations, and year-round amenities. Black Bull Golf Course is also just minutes away, with trails and pathways connecting you throughout the area. The property already features many valuable improvements, including power, natural gas, a drilled water well, road access, access to the county sewer system, a brand-new 20' seacan that provides excellent storage for recreational equipment, tools, or future building materials and a gravel driveway with a prepared pad site. The seller is willing to negotiate a pull-behind camper trailer and riding lawn mower. Whether you're looking for a future cabin retreat, year-round residence, RV getaway, or investment property, the flexible zoning allows for up to two dwellings with no required timeline to build &mdash; giving you the freedom to develop at your own pace. If you've been searching for an affordable, serviced lot near Pigeon Lake without the typical compromises, this beautiful property deserves a closer look.