



GRASSROOTS
REALTY GROUP

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Highway 780
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2319524



\$378,000

Division: NONE

Lot Size: 67.29 Acres

Lot Feat: -

By Town: Village at Pigeon Lake

LLD: 19-46-27-W4

Zoning: CR

Water: Well

Sewer: -

Utilities: -

Discover the perfect blend of productive land, natural beauty, and recreational opportunity with this exceptional 67.29 +/− acre property just 5 minutes from Pigeon Lake and approximately 20 minutes from Wetaskiwin. Offering Highway 780 frontage with year-round access, this vacant Country Residential (CR) parcel presents an outstanding opportunity to build your dream home, establish a hobby farm, create a recreational retreat, or invest in Alberta land. The property's diverse landscape includes approximately 25 acres of cultivated cropland, 8 acres of improvable land, and 25 acres of mature trees, creating an excellent balance of productive farmland and natural beauty. The balance of the acreage features natural terrain that enhances the property's character, privacy, and wildlife habitat. Flowing water throughout the property creates an attractive natural landscape that offers excellent habitat for wildlife and outstanding recreational enjoyment. Together with the existing water well, the property combines natural beauty with practical utility. Whether you enjoy hunting, hiking, bird watching, ATVing, or simply escaping to the outdoors, this property offers an outstanding opportunity to own your own private piece of Alberta. The extensive treed areas, natural water features, and abundant wildlife create a peaceful setting that outdoor enthusiasts and nature lovers will truly appreciate. Conveniently located just minutes from Pigeon Lake, approximately 20 minutes from Wetaskiwin, and within easy reach of Edmonton and surrounding recreational amenities, this is a rare opportunity to purchase a well-balanced acreage that combines agricultural potential, recreational enjoyment, and long-term investment potential. Whether you're looking to build your dream country home, enjoy a weekend retreat, or invest in Alberta land, this exceptional property is ready to bring your vision to life.