



## 454072 Rge Rd 11 Rural Wetaskiwin County AB

\$54,900

"PRESTIGIOUS RIVER ESTATES" is where you will find this picturesque 1.44-acre vacant lot, with awesome "VIEW OF RIVER VALLEY". This is a high and dry building site ready to build your dream home. Conveniently located within walking distance to "DORCHESTER RANCH GOLF COURSE" and a 2-minute drive to the "VILLAGE OF PIGEON LAKE". where you will find restaurant's, grocery store and many quaint shops. Enjoy fishing and water sports or sun tanning at the provincial parks sandy beach at one of Alberta's best lakes "PIGEON LAKE" which is only a 5 minute drive from this subdivision. There is a paved road right up to the subdivision and there is gas and power up to the property line. One of the nicest locations in the subdivision. Recreational Resort Holdings. All lots allows 1 permanent RV per lot, modular or permanent residence. GST may apply. Truly a must to see.

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

marvin@royallepage.ca  
<http://marvinsommers.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)