



## Rural Leduc County Alberta

\$89,977

RARE FIND AT MITCHELL BEACH on PIGEON LAKE. Priced Below Assessed Value. Diamond in the rough with potential only limited by your imagination. NOT IN A SUMMER VILLAGE - property is located in Leduc County. Lot measures 70ft wide - 180ft deep. Mother Nature has crafted the mature landscaping; its up to you sculpt your masterpiece. Short Walk to beach through Park Reserve at end of your street. Lot is NOT Waterfront nor is it Lake View. No utilities on the lot but Utilities at property line. Lot is on most westerly road in Mitchell Beach at end of Cul de Sac next to Township Road 474. No direct Access from Twp Td 474 - you must enter into Mitchell Beach proper. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net