



## 85 15065 TWP RD 470 Rural Wetaskiwin County AB

\$109,900

\*\*\* Dearest Lake Property Buyer... Are you STUCK? \*\*\* What I mean by that is, are you 1) Wanting to buy something near Pigeon Lake but 2) You don't want to spend a fortune? And furthermore, Dearest Buyer, do you want to eventually BUILD a permanent structure in the future on said piece of land? AND THEN (I promise, no more and-then after this) do you have a holiday trailer / fifth wheel that you'd like to park at the lake for the season? THEN MAY WE PRESENT TO YOU \*drum roll\*.... Your new lake spot at "Patterson Estates". The current owner has transformed this from a barren wasteland of chaos and turned it into a cleared yet private and treed oasis for the family to enjoy. Best Part? Unlike the very expensive properties at/on the lake, this is just moments away (and a short drive to the Village at Pigeon Lake) and costs a FRACTION. Outhouse+Septic already installed. Power on-site. Plenty of space for your recreational needs (and you've got room to host friends/family and their trailer(s)!). WELCOME HOME!

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

Justin@EmpowerRealEstateGroup.com  
<http://www.EmpowerRealEstateGroup.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)