

\$395,000 - Highway 13 Rge 282, Village at Pigeon Lake

MLS® #A2150078

\$395,000

0 Bedroom, 0.00 Bathroom,
Land on 51.15 Acres

NONE, Village at Pigeon Lake, Alberta

UNIQUE HIGHWAY PROPERTY WITH UPGRADES. Build your dream home or business, this site is ready to go! This 51.1 acre property is approved for agricultural/commercial zoning for small businesses uses like a greenhouse, shop, recreation service or other opportunities. It is also ready for residential subdivision for two properties, or more with approval. With easy access off Highway 13 on a private, former all-weather county road, the treed building site is already cleared and ready for building! Power is also already at the building site lot line, geothermal wells installed (x30) and ready to go, and the building site is leveled with topsoil removed and stored on site. There is a large dugout with year-round water. Less than 50 minutes from Edmonton, this beautiful property is ideally located at Pigeon Lake, and only minutes from services at the Village at Pigeon Lake. The property also has several hundred thousand dollars in upgrades - 30 geothermal wells pre-drilled, tied into a central header and ready to go - 15' deep 1 million litre, fenced dugout - Power at the building site - Cleared building site with commercial zoning approximately 5 acres - Yearly revenue from the hayland.



Essential Information

MLS® #	A2150078
Price	\$395,000

Sold Price	\$395,000
Bathrooms	0.00
Acres	51.15
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	Highway 13 Rge 282
Subdivision	NONE
City	Village at Pigeon Lake
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C2V0

Amenities

Utilities	Electricity Available
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Additional Information

Date Listed	July 24th, 2024
Date Sold	December 15th, 2024
Days on Market	144
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Bode Platform Inc.
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