

Courtesy Of Cory Brown Of Real Broker

\$85,000 - 58 460002 Hwy 771, Rural Wetaskiwin County

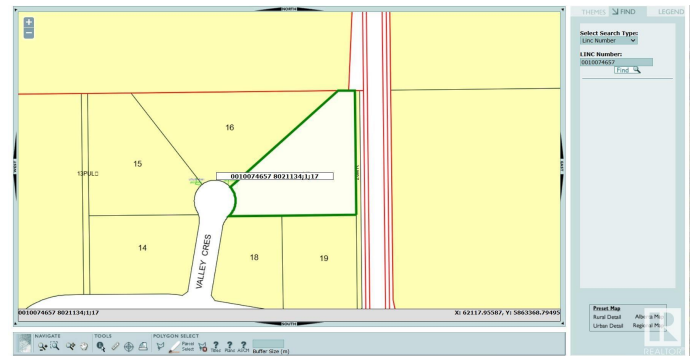
MLS® #E4431283

\$85,000

0 Bedroom, 0.00 Bathroom,
Rural on 4.23 Acres

Erval, Rural Wetaskiwin County, AB

Your Private Getaway Near Pigeon Lake Village Nestled just minutes from the shores of Pigeon Lake and surrounded by natural beauty, this stunning 4.23-acre treed lot offers the perfect mix of privacy, space, and potential. Whether you're looking for a recreational retreat or a future building site, this property is a rare find. The land features a cleared central opening, ideal for relaxing or entertaining, with a well-cared for camper and deck + Furniture/Tools INCLUDED – ready for your weekend getaways. Multiple sheds also included, giving you a head start on storage, maintenance, or future plans. The lot has a cleared path leading to the heart of the property, offering a peaceful, secluded space while remaining easily accessible. Utilities are available at the front, making future hookups simple. Enjoy the best of the outdoors with several top-rated golf courses nearby, including Dorchester, Black Bull, and endless recreation at Pigeon Lake – all just minutes from your doorstep.



Essential Information

MLS® #	E4431283
Price	\$85,000
Bathrooms	0.00
Acres	4.23

Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	58 460002 Hwy 771
Area	Rural Wetaskiwin County
Subdivision	Ervail
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

Exterior

Exterior Features Backs Onto Park/Trees, Recreation Use

Additional Information

Date Listed	April 17th, 2025
Days on Market	6
Zoning	Zone 90

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Listing information last updated on April 23rd, 2025 at 5:17pm MDT