

# \$227,000 - 12 100 Heron Point Close, Rural Wetaskiwin County

MLS® #E4452672

## \$227,000

2 Bedroom, 2.00 Bathroom, 915 sqft

Rural on 0.01 Acres

Village at Pigeon Lake, Rural Wetaskiwin County, AB

Discover comfort and privacy in this charming 2-bedroom condo in desirable Heron Point, located in the Village at Pigeon Lake. This well-kept unit features brand new carpet and is one of the most private in the complex, backing onto a beautiful treed ravine for serene views year-round. The open-concept layout offers a bright living space, functional kitchen, and a spacious deck—perfect for relaxing or entertaining while enjoying nature right at your doorstep. Includes one powered parking stall for convenience. Ideal for year-round living, a weekend getaway, or a low-maintenance investment in a vibrant lakeside community with shops, dining, and recreation just a short walk away.

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452672  |
| Price          | \$227,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 915       |
| Acres          | 0.01      |



|            |                        |
|------------|------------------------|
| Year Built | 2007                   |
| Type       | Rural                  |
| Sub-Type   | Residential Attached   |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 12 100 Heron Point Close |
| Area        | Rural Wetaskiwin County  |
| Subdivision | Village at Pigeon Lake   |
| City        | Rural Wetaskiwin County  |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T0C 2V0                  |

### Amenities

|          |                                                                                                                                             |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Off Street Parking, On Street Parking, Crawl Space, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                        |
| Exterior Features | Boating, Golf Nearby, Landscaped, Private Setting, Recreation Use, Schools, Shopping Nearby |
| Construction      | Wood                                                                                        |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 83                |
| Zoning         | Zone 95           |

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Listing information last updated on November 4th, 2025 at 5:47pm MST