

# **\$450,000 - 452068a Rge Road 275, Rural Wetaskiwin County**

MLS® #E4453351

**\$450,000**

3 Bedroom, 1.00 Bathroom, 1,120 sqft

Rural on 9.27 Acres

Village at Pigeon Lake, Rural Wetaskiwin County, AB

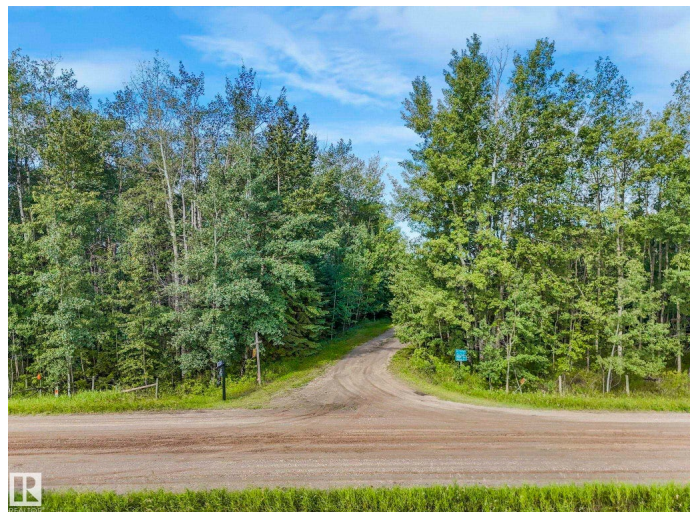
2 Residences - Escape to your own private 9.27-acre oasis, surrounded by mature trees that provide year-round beauty, shade, and tranquility. This secluded property features two full residences—ideal for extended family, rental income, or caregiver accommodations. The main home, a mobile fully renovated in 2009, offers upgraded insulation, drywall, siding, roof, windows, flooring, paint, kitchen, and bathroom—modern, comfortable, and move-in ready. A second 782 sqft 1 bedroom home/cabin, updated about 10 years ago, with windows, doors, high-efficiency furnace, and sits on concrete pilings with a fully insulated crawl space. A 24'x48' steel-framed shop provides endless options for hobbies, storage, or business. Enjoy unmatched peace and privacy, yet remain close to Falun School and Pigeon Lake Village. Whether for multi-generational living, a rental, or a retreat in nature, this acreage blends comfort, function, and serenity.

Built in 1972

## **Essential Information**

MLS® # E4453351

Price \$450,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,120
Acres	9.27
Year Built	1972
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	452068a Rge Road 275
Area	Rural Wetaskiwin County
Subdivision	Village at Pigeon Lake
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Features	Crawl Space, Deck, Front Porch, R.V. Storage
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### Interior

Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Level Land, Private Setting, Schools, Treed Lot
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	August 15th, 2025
Days on Market	4
Zoning	Zone 95

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Listing information last updated on August 18th, 2025 at 10:17pm MDT