

# \$699,000 - 453039 Rge Road 10, Village at Pigeon Lake

MLS® #A2235105

**\$699,000**

1 Bedroom, 1.00 Bathroom, 1,455 sqft

Agri-Business on 49.20 Acres

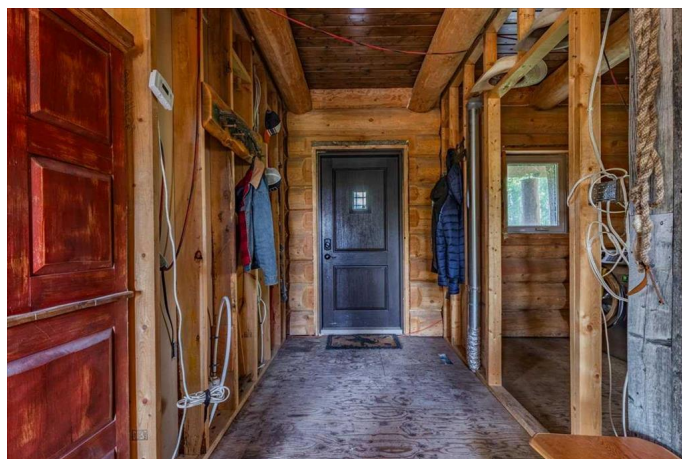
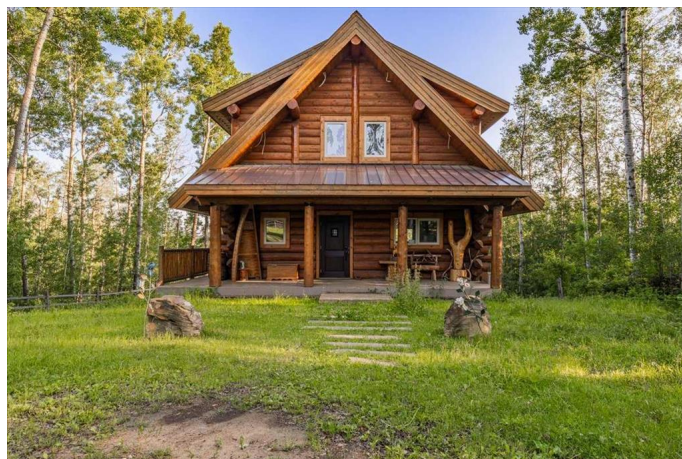
NONE, Village at Pigeon Lake, Alberta

Discover a truly unique opportunity to own 49 acres along the picturesque Battle River and close to Pigeon Lake. This 1454 sq/ft custom home blends rustic charm with modern living, offering 2 bedrooms with the potential to add more. The home boasts vaulted ceilings creating a spacious feel while large decks provide stunning views of the river making it the perfect spot to unwind and connect with nature. The property is a haven for horse lovers, complete with a well-equipped barn, a spacious shop, and 2 stock waterers. It's a paradise for wildlife enthusiasts with frequent sightings of deer and other wildlife right in your backyard. Despite its tranquil and private setting, this sanctuary is conveniently located less than an hour from both Edmonton and Red Deer offering the perfect balance of seclusion and accessibility. With just a few finishing touches needed, this property is ready to be transformed into your dream retreat. Don't miss this rare chance to own a piece of Alberta's natural beauty!

Built in 2013

## Essential Information

MLS® #	A2235105
Price	\$699,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	1,455
Acres	49.20
Year Built	2013
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Active

### Community Information

Address	453039 Rge Road 10
Subdivision	NONE
City	Village at Pigeon Lake
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 2V0

### Interior

Appliances	Dishwasher, Gas Stove, Refrigerator
Heating	Forced Air, Propane
Has Basement	Yes
Basement	Finished, Full

### Exterior

Roof	Metal
Construction	Log
Foundation	ICF Block

### Additional Information

Date Listed	June 26th, 2025
Days on Market	29
Zoning	Country Residential

### Listing Details

Listing Office	RE/MAX Real Estate (Edmonton)
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