

\$575,000 - 462077 Range Road 20, Rural Wetaskiwin No. 10, County of

MLS® #A2235427

\$575,000

3 Bedroom, 2.00 Bathroom, 1,088 sqft
Agri-Business on 78.72 Acres

NONE, Rural Wetaskiwin No. 10, County of, Alberta

This 80-acre property is ideally located between Battle Lake and Pigeon Lake, offering a tranquil rural lifestyle with quick access to Red Deer and Edmonton and a wealth of recreational opportunities including fishing, hiking, and boating.

The land is a mix of open and wooded terrain, with 23 acres of cleared, fenced pasture perfectly suited for horses or livestock. The remainder is forested with a healthy mix of spruce and poplar, including approximately 135 cubic metres of old-growth spruce—an asset both aesthetically and economically. A network of trails winds through the woods, leading to a secluded moose meadow and wetland that regularly attracts moose and deer.

Set back from the road on a newly constructed private driveway, the 2016-built manufactured home offers 3 bedrooms, 2 bathrooms, full appliances, and the option to be sold fully furnished for a turnkey experience. Adjacent to the home is a 26' x 26' detached garage, along with a powered horse shelter that includes hay storage, fenced corrals, and a tack shed. Outdoor features also include a gravel firepit area for enjoying summer evenings.

Recent improvements such as upgraded fencing and the new driveway entrance add to the property's functionality and appeal.



Whether you're seeking a recreational getaway, hobby farm, or full-time country residence, this offering delivers an ideal balance of comfort, utility, and natural beauty in one of Alberta's most sought-after lake regions.

Measurements are approximate - please verify if important.

Built in 2016

Essential Information

MLS® #	A2235427
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	78.72
Year Built	2016
Type	Agri-Business
Sub-Type	Agriculture
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	462077 Range Road 20
Subdivision	NONE
City	Rural Wetaskiwin No. 10, County of
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 2V0

Amenities

Utilities	Electricity Available, Propane, Water Connected
# of Garages	2

Interior

Heating	Forced Air, Propane
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Exterior

Exterior Features	Fire Pit
Lot Description	Private, Treed, Pasture, Secluded
Roof	Asphalt
Foundation	Block

Additional Information

Date Listed	June 26th, 2025
Days on Market	27
Zoning	C

Listing Details

Listing Office	LandQuest Realty Corporation
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