



**GRASSROOTS**  
REALTY GROUP

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**Twp 470 Hwy 771 Highway  
Westerose, Alberta**

**MLS # A2296526**



**\$419,000**

**Division:** NONE

**Lot Size:** 19.00 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 31-46-1-W5

**Zoning:** Residential Recreation

**Water:** -

**Sewer:** -

**Utilities:** -

Start the Car!! Experience this Unique Investment Opportunity where this Expansive Acreage meets an Enviably Lake-Area Lifestyle! A 19+/- acre parcel is a rare find of this size in a Prime Location, making it a compelling land investment in a high-potential area. It is Well Positioned in a Four Season Vibrant Recreational Area just minutes to Pigeon Lake Provincial Park. Water Sports, Golfing & Amenities at The Village at Pigeon Lake near by. This is a remarkable opportunity to shape something truly special and is ideal for those seeking flexibility or long-term value as a legacy property. Whether your vision be for a Personal Estate or the Start of Something Bigger, the undeniable appeal of the backdrop of elevated views of Pigeon Lake will capture you on this blank canvas parcel. This parcel is well suited for future development nestled between 2 established friendly subdivisions. Currently roads, approaches and culverts are in place for a 30 lot subdivision concept. (subject to approvals).