

# \$595,000 - 462077 Range Road 20, Rural Wetaskiwin No. 10, County of

---

MLS® #A2235427

**\$595,000**

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          | \$595,000               |
| 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 |
|---------|---------------------|

**Exterior**

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 13              |
| Zoning         | C               |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | LandQuest Realty Corporation |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.