

Courtesy Of Cathren Dorchester Of Royal Lepage Parkland Agencies

# **\$279,000 - 501 454029 Rge Rd 11, Rural Wetaskiwin County**

MLS® #E4425236

**\$279,000**

1 Bedroom, 0.50 Bathroom, 564 sqft

Rural on 0.14 Acres

Dorchester Ranch, Rural Wetaskiwin County, AB

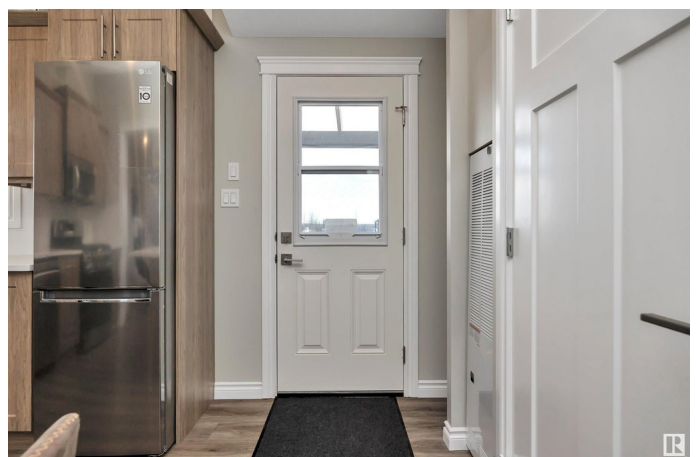
Experience the perfect blend of modern living and serene surroundings with this exquisite 4-season home in Cavallo Ridge community. Situated with a prime view of the #8 green, this property offers a front-row seat to the beauty of golf course living. Step inside and be welcomed by a spacious, open-concept design that fills the home with natural light. The expansive kitchen, featuring modern finishes and ample counter space, is a chef's delight and ideal for both casual meals and hosting gatherings. The seamless flow from the kitchen to the living and dining areas creates an inviting atmosphere for family and friends. Located 6km south of the Village at Pigeon Lake, perfectly positioned to offer a tranquil lifestyle while being close to local amenities. Whether you're seeking a peaceful retreat or looking to downsize, this property provides an opportunity to enjoy comfort and elegance. Join a vibrant community where neighbors become friends. Own a piece of paradise in Cavallo Ridge.

Built in 2023

## **Essential Information**

MLS® #

E4425236



Price	\$279,000
Bedrooms	1
Bathrooms	0.50
Half Baths	1
Square Footage	564
Acres	0.14
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	501 454029 Rge Rd 11
Area	Rural Wetaskiwin County
Subdivision	Dorchester Ranch
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

### Amenities

Features	Front Porch, Hot Water Instant, No Animal Home
----------	--

### Interior

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

### Exterior

Exterior	Modular
Exterior Features	Golf Nearby, Landscaped, Private Setting, Recreation Use, Schools, Shopping Nearby
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed March 11th, 2025

Days on Market 42

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 22nd, 2025 at 9:17am MDT