

# **\$139,900 - 414 454029 Rge Road 11, Rural Wetaskiwin County**

MLS® #E4442814

**\$139,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.00 Acres

Dorchester Ranch, Rural Wetaskiwin County,  
AB

Best view in Cavallo Ridge hands Down!  
Located on "The Ridge" overlooking the 3rd Hole & the Gorgeous River Valley! 1 hr frm Edm. Stay in the trailer until Fall (the bright Colours in the Fall are incredible) or better yet Build or bring in a modular & enjoy the magical snowy tree view in winter! Extensive Zeroscape Professional landscaping hired to allow for areas of flat space on the steep Ridge, this Created way more useable land. Nordeg Imported Limestone Rock eliminates tiresome maintenance so you can enjoy Golfing & doing the things you love. There is muni unlimited water use & electricity on the property.No HOA fees! A perfect Getaway spot for social fun or for quiet peaceful calm up to you! Lot 414 on the Dorchester Golf Course is a Prime spot. You can not beat the value for this low price!A steal of a deal. Quality built 10x20 Shed can hold all the supplies, includes a side door to allows for indoor golf cart storage. New deck. Optional Trailer can be purchased with lot for additional \$22000

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4442814  |
| Price  | \$139,900 |



|           |                 |
|-----------|-----------------|
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 414 454029 Rge Road 11  |
| Area        | Rural Wetaskiwin County |
| Subdivision | Dorchester Ranch        |
| City        | Rural Wetaskiwin County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0C 2V0                 |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Ravine View, River Valley View, Shopping Nearby |
|-------------------|--|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 90         |

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Listing information last updated on June 30th, 2025 at 8:32pm MDT