



## 625, 454029 Rge Rd 11 Range , Rural Wetaskiwin No. 10, County of, Alberta - \$99,000



Main Photo

### Property Description

Tucked into the scenic Battle River Valley and backing directly onto the 17th green at Dorchester Ranch Golf Course, this fully serviced lot is ready for your next chapter—whether you're pulling up the RV or planning a future build.

This property delivers incredible value for anyone looking to escape the city pace without sacrificing comfort. Power (100 amp), potable water, sewer, and even a hot tub plug-in are already in place. Just park and plug in—your slice of summer is waiting. The RV pad offers immediate use, while zoning allows for future flexibility with park models or modular homes.

Dorchester Ranch is one of Central Alberta's best-kept secrets—affordable, scenic, and fun to play with its elevation changes and laid-back pace. It's a course where you can actually enjoy the game without feeling rushed. And here, you're just steps from the action.



Cavello Ridges is a quiet, well-maintained community with paved roads and year-round access. Just a short drive away, the Village at Pigeon Lake offers everything from restaurants to shops, plus nearby Ma-Me-O Beach for a swim or a day on the boat.

Whether you're looking for a weekend retreat, a base for golf season, or a future place to plant roots, this lot checks all the boxes. Backing onto greenspace, fully serviced, and already set up for you to start making memories.

## REALTOR Referral

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REALTOR®

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**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Coldwell Banker OnTrack Realty*



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