

# **\$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
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### Exterior

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

Date Listed	June 17th, 2025
Days on Market	8
Zoning	Zone 90

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Listing information last updated on June 25th, 2025 at 1:48pm MDT