



PIGEON LAKE INVESTMENT LANDS

NE-14-46-1-5, County of Wetaskiwin No. 10, Pigeon Lake, Alberta

±32 ACRE DEVELOPMENT OPPORTUNITY

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REMAINDER OF
N.E. 1/4 SEC. 14-46-1-5

BLK. 1
LOT 1
0.403 ha.
PLAN 042 5058

BLK. 2
LOT 2 MR
PLAN 082 5439

BLK. 3
LOT 4
DESCRIPTIVE
PLAN 072 6761

LOT 23
0.403 ha.
PLAN 042 5058

LOT 24
0.405 ha.
PLAN 082 5439

LOT 25
0.407 ha.
PLAN 082 5439

LOT 26
0.428 ha.
PLAN 082 5439

LOT 27
0.460 ha.
PLAN 082 5439

LOT 28
0.518 ha.
PLAN 082 5439

LOT 29
0.801 ha.
PLAN 082 5439

ROAD

R/W PLAN 892 2744

R/W PLAN 072 8678

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PANCON
9-14

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[illegible]

LAND SIZE	32.57 Acres
PROPERTY TYPE	Development Land
LEGAL DESCRIPTION	NE-14-46-1-5, County of Wetaskiwin
MUNICIPAL ADDRESS	Crystal Keys Subdivision
ZONING	AG
AVAILABILITY	Immediately
SALE PRICE	\$425,000.00 (\$13K/ACRE)

- Excellent Greenfield site within existing ASP
- Located within well established recreational area of Crystal Keys, Crystal Springs, Norris Beach & the Village at Pigeon Lake
- Existing Conceptual Subdivision Plan
- Ideal ingress/egress to site for developers with existing site access
- Supportive regional framework

AERIAL VIEW



2021 DATA FROM STATS CANADA (SEASONAL HOME DWELLINGS)

MUNICIPALITY	PRIVATE DWELLINGS	OCCUPIED USUALLY	SEASONAL
MA-ME-O BEACH	259	73	186
NORRIS BEACH	92	34	58
CRYSTAL SPRINGS	130	40	90
GRANDVIEW	203	75	128
POPLAR BAY	182	59	123
SUNDANCE BEACH	68	26	42
ITASKA BEACH	73	14	59
GOLDEN DAYS	284	117	167
MULHURST BAY	384	216	168
ARGENTIA BEACH	101	25	76
SILVER BEACH	99	31	68
TOTALS:	1875	710	1165

DEMOGRAPHICS

(WITHIN 90 MINUTE DRIVE)



POPULATION

1,945,848



HOUSEHOLDS

717,677



AVERAGE INCOME

\$144,965

