




**Rural Wetaskiwin County**    **M:** 5    **R:** 1    **T:** 46    **S:** 23    **Q:** S    **LP:** \$99,900  
**199 Crystal Springs DR**    **SP:**    **ACTIVE** 

**Postal Code:** T0C 2V0    **List ID #:** E4272213  
**Nearest Town:** Pigeon Lake Village    **Type:**  
**Bedrooms:**    **Year Built**  
**Baths:**    **Full:** 0    **Half:**    **Zoning:**  
**Tot Area (SF):**    **Condo/HOA:** /  
**Legal Desc:**    **Plan:** 5175EO    **Block:** 7    **Lot:** 17

Imagine the possibilities with this 60' x 120' beautiful treed lot in Crystal Springs! Just steps away from the lake you could build your dream property. If you need any inspiration just drive down Crystal Springs Dr. and you'll see all of the gorgeous redevelopments already there. The lot has gas, power, and sewer at the road and it's close to the village, golf, amenities, and has easy access to the highway. A fantastic opportunity to make your lake life dreams become a reality!

**Directions:** From Edmonton: South on highway 2, turn right onto highway 13, turn right on Range Road 11 and follow to Crystal Spring Drive.

	1-pc	2-pc	3-pc	4-pc	5-pc	6-pc	Dimension	Lvl	Lvl	Mtr	SqFt	ACClr:
<b>Baths:</b>							<b>Living Rm:</b>		<b>ML:</b>			<b>ACCul:</b>
<b>Ensuite:</b>							<b>Dining Rm:</b>		<b>UL:</b>			<b>ACFnc:</b>
<b>Bds AbGd:</b> 0							<b>Kitchen:</b>		<b>AG:</b>			<b>ACFree:</b>
<b>Rms AbGd:</b> 0							<b>Family Rm:</b>		<b>LL:</b>			<b>ACIrr:</b>
<b>Addl Rms:</b>							<b>Den:</b>		<b>BG:</b>			<b>ACLsh:</b>
<b>FPL Y/N:</b>							<b>Mst bdrm:</b>		<b>TAG:</b>			<b>ACPst:</b>
<b>FPL Fuel:</b>							<b>Bedrm 2:</b>					<b>ACWtr:</b>
<b>Garage:</b>							<b>Bedrm 3:</b>					
							<b>Bedrm 4:</b>					
							<b>Bonus Rm:</b>					

<b>Style:</b>		<b>Other Rms:</b>	Other Room 1
<b>Flooring:</b>			Other Room 2
<b>Construction:</b>			Other Room 3
<b>Roof :</b>			Other Room 4
<b>Remodeled:</b>			Other Room 5
<b>Exterior:</b>			Other Room 6
<b>Out Bldg:</b>		<b>Foundation:</b>	
<b>Heating Type:</b>		<b>Basement:</b>	
<b>Heating Fuel:</b>		<b>Bsmt Dev:</b>	
<b>Parking:</b>		<b>Equip Incl:</b>	
		<b>IrrigEquip:</b>	
<b>Attach Goods Excl:</b>		<b>Heat Paid For:</b>	None
		<b>Power Pd For:</b>	Paid For
		<b>Water Supply:</b>	None
		<b>Swr/Septic:</b>	None
<b>Goods Incl:</b>		<b>Prk Plan Typ:</b>	
		<b>Prk Plan Desc:</b>	
		<b>Prk Pln Unit:</b>	
<b>Site Infl:</b>	Boating, Golf Nearby, Lake View, Treed Lot	<b>Encl Prk:</b>	
		<b>Features:</b>	

**Frontage (M):**    **Lot Dimen:**  
**Depth (M):**    **Lot Shape:** Rectangular  
**Road Access:** Paved    **Land Use:**  
**Conform Rpt:**    **Yr:**    **Front Exp:**

**Tax Amount:** \$1,258.86    **Tax Year:** 2021  
**Virtual Tour:** <https://vimeo.com/561386249>  
**Brochure:** <http://www.199-CrystalSpringsDrive.com>