

## \$75,300 - 197 Northbend Drive, Wetaskiwin

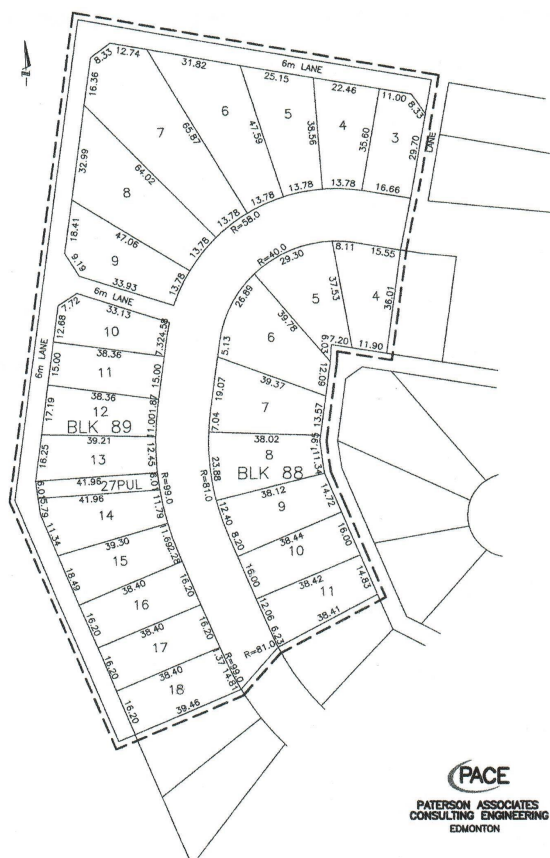
MLS® #E4275497

**\$75,300**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Northmount (Wetaskiwin), Wetaskiwin, AB

Build your dream home close to Wetaskiwin hospital, 70km from Edmonton, 40 minutes from the Edmonton International Airport, 30 minutes to Leduc and 2 minutes walking distance from the Hospital. Large lot, very well-planned subdivision, surrounded by paved walking/hiking path. Fantastic opportunity to build in one of Wetaskiwin's best subdivisions. Measuring 583 square meters, facing south, this lot is waiting for you. Please send your questions or interest to [reza@dream2buy.ca](mailto:reza@dream2buy.ca)



**PACE**  
PATERSON ASSOCIATES  
CONSULTING ENGINEERING  
EDMONTON

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4275497        |
| Price     | \$75,300        |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 197 Northbend Drive     |
| Area        | Wetaskiwin              |
| Subdivision | Northmount (Wetaskiwin) |
| City        | Wetaskiwin              |
| County      | ALBERTA                 |
| Province    | AB                      |

Postal Code            T9A 3N6

**Exterior**

Exterior Features    Back Lane, Flat Site, Golf Nearby

**Additional Information**

Date Listed            January 31st, 2022

Days on Market       1188

Zoning                 Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 11:02am MDT