

\$1,995,000 - 49327 Range Road 253, Leduc

MLS® #A1259009

\$1,995,000

0 Bedroom, 0.00 Bathroom,
Land on 80.00 Acres

NONE, Leduc, Alberta

Here is a WELL POSITIONED 80+ ACRE parcel of LAND w/POTENTIAL for a residential neighbourhood + FUTURE URBAN RESIDENTIAL DEVELOPMENT located 4.8km from EDMONTON INTERNATIONAL AIRPORT + adjacent to the SOUTH boundary of the CITY of LEDUC. It is ZONED as AGRICULTURAL + could be SUB-DIVIDED w/FUTURE to BUILD. Here is an INVESTMENT + LOCATION are the key words when it comes to something THIS RARE!!! Neighboring communities like BLACK STONE + WINDROSE are just moments away as well as ACCESS to HIGHWAY 2 at your doorstep. Leduc has been a GROWING COMMUNITY over the years w/POPULATION increasing every year. EDMONTON is just a short jaunt down HIGHWAY 2 giving you ACCESS to CITY LIFE. Such a BEAUTIFUL piece of PROPERTY just waiting for the RIGHT BUYER to come in + create LEDUC's next COVETED community!!!



Essential Information

MLS® #	A1259009
Price	\$1,995,000
Sold Price	\$1,750,000
Bathrooms	0.00
Acres	80.00
Type	Land
Sub-Type	Commercial Land

Status	Sold
--------	------

Community Information

Address	49327 Range Road 253
Subdivision	NONE
City	Leduc
County	Leduc
Province	Alberta
Postal Code	T0B 3M3

Exterior

Lot Description	Few Trees, Near Shopping Center, Level, Near Golf Course, Private
-----------------	---

Additional Information

Date Listed	October 3rd, 2022
Date Sold	September 16th, 2024
Days on Market	714
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.