

# \$3,890,000 - 65 Ave Rr 245&250, Rural Leduc County

MLS® #E4393540

**\$3,890,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 59.80 Acres

None, Rural Leduc County, AB

APP 59.8 ACRES(MORE OR LESS).LOCATED ON 65 AVE BETWEEN RR 245 AND 250.PARCEL IS LOCATED IN LEDUC COUNTY AND HAS A GREAT POTENTIAL IN SAUNDERS LAKE AREA STRUCTURE PLAN.FUTURE PROPOSED ZONING IS MEDIUM INDUSTRIAL.

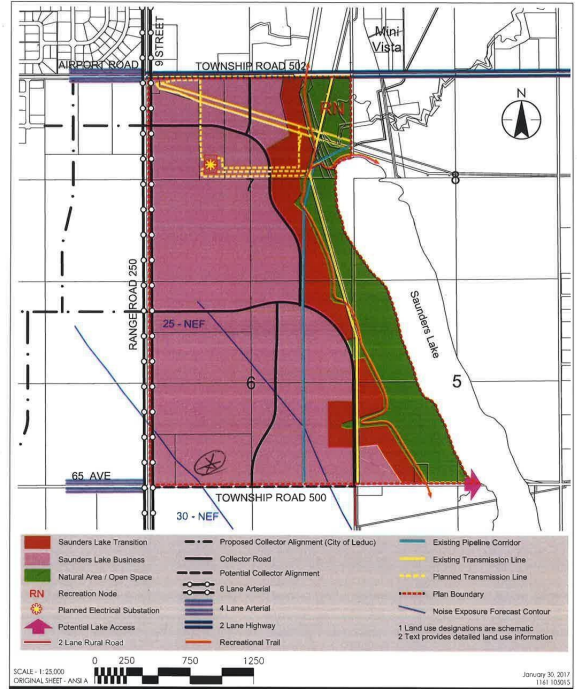
## Essential Information

MLS® #	E4393540
Price	\$3,890,000
Bathrooms	0.00
Acres	59.80
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	65 Ave Rr 245&250
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T9E 4C4

## Exterior



10160-112 Street  
Edmonton, AB T5K 2L6  
www.stantec.com

Client/Project  
SAUNDERS LAKE INDUSTRIAL PARK LTD.  
NORTHWEST SAUNDERS LAKE  
LOCAL AREA STRUCTURE PLAN  
Figure No.  
4.0  
Title  
DEVELOPMENT  
CONCEPT

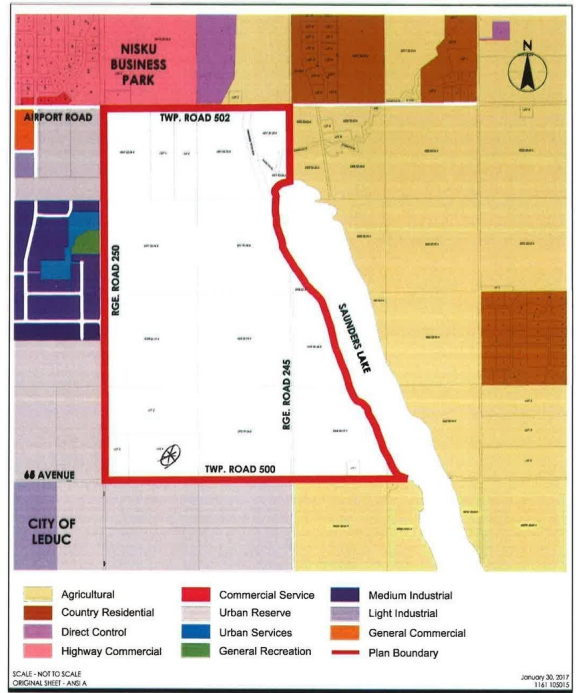
Exterior Features See Remarks

### Additional Information

Date Listed June 19th, 2024

Days on Market 296

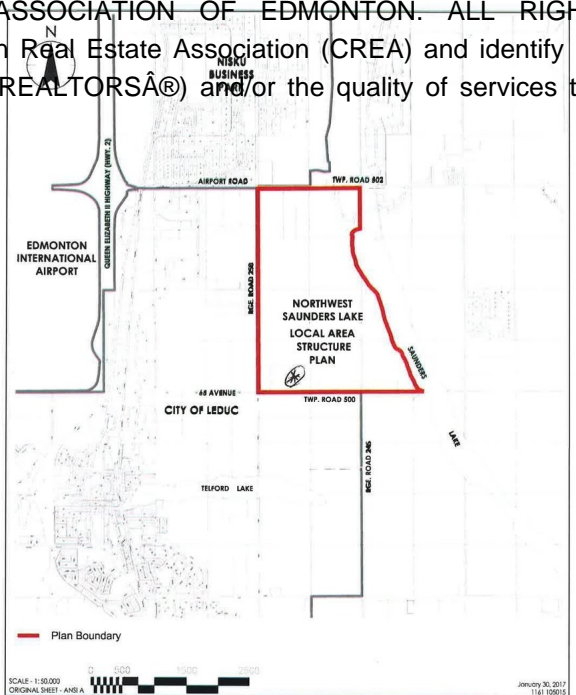
Zoning Zone 80



10160-112 Street  
Edmonton, AB T5K 2L6  
www.stantec.com

Client/Project  
SAUNDERS LAKE INDUSTRIAL PARK LTD.  
NORTHWEST SAUNDERS LAKE  
LOCAL AREA STRUCTURE PLAN  
Figure No.  
2.0  
Title  
PLAN BOUNDARY AND  
ADJACENT USES

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS<sup>®</sup> ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS<sup>®</sup> 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<sup>®</sup>, REALTORS<sup>®</sup>) and/or the quality of services they provide (MLS<sup>®</sup>, Multiple Listing Service<sup>®</sup>)  
Listing information last updated on April 11th, 2025 at 1:17am MDT



10160-112 Street  
Edmonton, AB T5K 2L6  
www.stantec.com

Client/Project  
SAUNDERS LAKE INDUSTRIAL PARK LTD.  
NORTHWEST SAUNDERS LAKE  
LOCAL AREA STRUCTURE PLAN  
Figure No.  
1.0  
Title  
PLAN LOCATION