# \$1,014,000 - Hwy 39 Between Rr 261 & 262, Rural Leduc County

MLS® #E4421649

## \$1,014,000

0 Bedroom, 0.00 Bathroom, Rural on 78.00 Acres

None, Rural Leduc County, AB

Excellent Piece of Land 78 acres, Located on HWY39 between RR261 & 262 in Leduc County. Only 3 1/2 West of City of Leduc & Edmonton International airport. Easy access to QEII (HWY2) & HWY 60 via HWY 39. Mostly High Dry farmland fronting HWY39 and back on to TRAIN TRACKS. Next to these 78 acres, another parcel of land 76 acres also available for sale. 37.07 acres out of 76 acres are already rezoned to Industrial/ Agricultural Resource District type of Agri Business types uses. Both of these parcels 78 acres & 76 acres can be bought together and or separately. Great parcels of Land at very strategic location on HWY 39 in Leduc county.





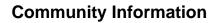
#### **Essential Information**

MLS® # E4421649 Price \$1,014,000

Bathrooms 0.00
Acres 78.00
Type Rural

Sub-Type Vacant Lot/Land

Status Active



Address Hwy 39 Between Rr 261 & 262



Area Rural Leduc County

Subdivision None

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T0C 0V0

## **Exterior**

Exterior Features See Remarks, Rail Services Nearby

## **Additional Information**

Date Listed February 14th, 2025

Days on Market 64

Zoning Zone 90

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 April 19th, 2025 at 10:17am MDT