

# **\$1,400,000 - Sw 32 50 26 W4 Devon River Valley, Rural Leduc County**

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MLS® #E4412610

**\$1,400,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 136.62 Acres

None, Rural Leduc County, AB

Located on the North Saskatchewan River, this prime riverfront land is a rare opportunity just minutes from Devon. Exceptional investment or development potential of 136.62 acres presently used as Agriculture. Expand your portfolio and seize the chance to have your own direct exclusive river access where the open farmland stretches along the water's edge and it's stunning natural beauty. Landscape begins to rise from river valley with roadway thru natural ravine a mixed mature forested hill where visiting wildlife find tranquility. At top of the parcel panoramic elevated river views are so picturesque. Upper level land is producing income from oil/gas revenue and cropped arable land, this corner location allows easy road access for farming operations. Potential growth of agriculture ventures, home, business, recreation where as this versatile property is spacious enough for your own vision. Create your place on the historical North Saskatchewan river, keep it to yourself or share it with others.



## **Essential Information**

MLS® #	E4412610
Price	\$1,400,000
Bathrooms	0.00

Acres	136.62
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Sw 32 50 26 W4 Devon River Valley
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T5M 2T8

### Exterior

Exterior Features	Corner Lot, Hillside, Private Setting, River Valley View, River View, Waterfront Property, See Remarks
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### Additional Information

Date Listed	November 2nd, 2024
Days on Market	174
Zoning	Zone 90

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Listing information last updated on April 25th, 2025 at 2:32pm MDT