

# **\$2,990,000 - Rr235 Between Twpr 505 & 510, Rural Leduc County**

MLS® #E4427208

**\$2,990,000**

0 Bedroom, 0.00 Bathroom,

Rural on 80.00 Acres

None, Rural Leduc County, AB

Opportunity is knocking, PRIME LOCATION!

If you are looking for a prime developable country residential land then this is what is.

Excellent parcel 80 acres, already zoned for country residential development. There are dozens of other already developed country residential subdivisions in this area. There may be possible to approve up to 25 lots.

Subdivision from Leduc County. But the buyer and or owner need to apply to the county for their country residential subdivision.

Conveniently located between Eagle Rock Golf Course Coloniale Golf Course. Only about 2 miles east of City of Beaumont. Only a few minutes from the southern boundary of City of Edmonton. 15 minutes to Edmonton International Airport. Easy access to Hwy 625, Hwy 21.

## **Essential Information**

MLS® #	E4427208
Price	\$2,990,000
Bathrooms	0.00
Acres	80.00
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active



## Community Information

Address	Rr235 Between Twpr 505 & 510
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0J7

## Exterior

Exterior Features	Golf Nearby, Schools, Shopping Nearby, See Remarks
Lot Description	323748.5136 sq meters

## Additional Information

Date Listed	March 24th, 2025
Days on Market	32
Zoning	Zone 80

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Listing information last updated on April 24th, 2025 at 11:47pm MDT