

# **\$513,162 - Rr 225 & Twpr 504 (hwy 625), Rural Leduc County**

MLS® #E4391592

**\$513,162**

0 Bedroom, 0.00 Bathroom,  
Rural on 39.78 Acres

None, Rural Leduc County, AB

Wow! Location, location!! Amazing Property 39.78 acres (Lot 4 -> Property #3) located on RR225 between TWPR 504 (Hwy 625) and TWPR 510. ONLY MINUTES FROM THE JUNCTION of HWY 21 & Hwy 625 (TWPR 504) TRAFFIC LIGHTS. There are two other adjoining properties that are also for SALE! 29.65 acres (Lot 2 ->Property #2) AND 39.78 ACRES (Lot 3 -> Property #1). Perfect opportunity to build your COUNTRY ESTATE DREAM HOME for your country living and or a great investment property at a very good location. About 10 minutes to City of Beaumont, about 15 minutes to Edmonton International Airport, 20 minutes to Sherwood Park and about 20 minutes to South Edmonton Common shopping area. The lands are rented for farming. The asking price does not include GST.

## **Essential Information**

MLS® #	E4391592
Price	\$513,162
Bathrooms	0.00
Acres	39.78
Type	Rural
Sub-Type	Vacant Lot/Land



Status                      Active

**Community Information**

Address                      Rr 225 & Twpr 504 (hwy 625)  
Area                              Rural Leduc County  
Subdivision                  None  
City                              Rural Leduc County  
County                          ALBERTA  
Province                      AB  
Postal Code                  T0B 3M0

**Exterior**

Exterior Features      See Remarks  
Lot Description          1,732,816.8sqft 160,878m2

**Additional Information**

Date Listed                  June 7th, 2024  
Days on Market          314  
Zoning                          Zone 80

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