

## \$4,500,000 - Hwy 625 & Rr 244, Rural Leduc County

MLS® #E4432168

**\$4,500,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 78.01 Acres

None, Rural Leduc County, AB

78.01 acres, more or less, fronting onto HWY 625 between Nisku and the city of Beaumont in Leduc County. This parcel is on the south west boarder of the city of Beaumont. It is extremely well located excellent piece of land just minutes away from both centres.. It is a great holding property for future developments and is in the East Vistas Area Structure Plan. Easy Access to city of Beaumont, City of Edmonton south side, South Edmonton shopping establishments, 5 minutes to Edmonton International Airport, Nisku and city of Leduc Industrial Business parks.

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4432168        |
| Price     | \$4,500,000     |
| Bathrooms | 0.00            |
| Acres     | 78.01           |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | Hwy 625 & Rr 244   |
| Area        | Rural Leduc County |
| Subdivision | None               |



|             |                    |
|-------------|--------------------|
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0N9            |

## Exterior

Exterior Features Flat Site, Level Land, See Remarks

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 80          |
| Foreclosure    | Yes              |

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Listing information last updated on April 30th, 2025 at 8:47pm MDT