

\$1,500,000 - 47404 Hwy 778, Rural Leduc County

MLS® #E4432231

\$1,500,000

0 Bedroom, 0.00 Bathroom,
Business with Property on 0.00 Acres

None, Rural Leduc County, AB

BUSINESS WITH PROPERTY AND LIVING ACCOMODATION. Located minutes from one of the busiest lakes in the Edmonton area. The property features a convenience store, gas station (only one in the area) grocery store, and restaurant with liquor license. All housed in a Lindal Cedar Wood building. For owners/operators there is a Winalta Mobile home on the property with three bedrooms, 2 baths. There are numerous outbuildings on the property for storage for expansion. The owners have established a loyal clientele with continual traffic year round. It has become a hub for the people in the area for meeting for coffee , a meal, or picking up their favorite pizza. Financials are available to qualified buyers. The property has expansion possibilities. **DO NOT APPROACH STAFF OR GO DIRECT.**

Built in 1984

Essential Information

MLS® #	E4432231
Price	\$1,500,000
Bathrooms	0.00
Acres	0.00
Year Built	1984
Type	Business with Property
Status	Active



Community Information

Address	47404 Hwy 778
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

Exterior

Exterior	Log, Mixed, See Remarks
Construction	Log, Mixed, See Remarks

Additional Information

Date Listed	April 23rd, 2025
Days on Market	60
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 June 22nd, 2025 at 9:17pm MDT