

# \$3,213,000 - 50214 Highway 814, Rural Leduc County

MLS® #E4403871

**\$3,213,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 153.00 Acres

Valleyview (Leduc), Rural Leduc County, AB

Explore 153 acres of prime land strategically situated just minutes from Edmonton, Edmonton International Airport, Beaumont, and Leduc. This property features a 1,000 sq. ft. residence equipped with a new hot water tank and furnace, currently earning \$1,700 per month from a reliable, long-term tenant who is interested in staying. The property also includes a profitable farming lease and approximately 5 acres of wooded area, ideal for hunting. Don't miss this exceptional investment opportunity!

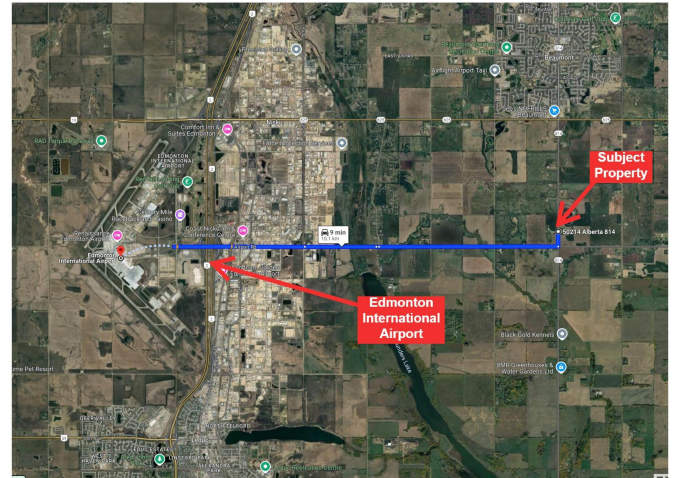
Built in 1954

## Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4403871        |
| Price      | \$3,213,000     |
| Bathrooms  | 0.00            |
| Acres      | 153.00          |
| Year Built | 1954            |
| Type       | Rural           |
| Sub-Type   | Vacant Lot/Land |
| Status     | Active          |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 50214 Highway 814  |
| Area        | Rural Leduc County |
| Subdivision | Valleyview (Leduc) |



|             |                    |
|-------------|--------------------|
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0K3            |

### **Interior**

|         |              |
|---------|--------------|
| Heating | Forced Air-1 |
|---------|--------------|

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Airport Nearby, Corner Lot, Creek |
|-------------------|-----------------------------------|

### **Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | August 27th, 2024 |
|-------------|-------------------|

|                |     |
|----------------|-----|
| Days on Market | 246 |
|----------------|-----|

|        |         |
|--------|---------|
| Zoning | Zone 80 |
|--------|---------|

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Listing information last updated on April 30th, 2025 at 11:17am MDT