# \$1,200,000 - 50097 Rr 244, Rural Leduc County

MLS® #E4432730

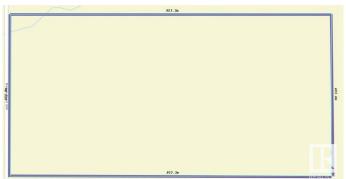
### \$1,200,000

0 Bedroom, 0.00 Bathroom, Rural on 79.83 Acres

None, Rural Leduc County, AB

Prime Land for Sale – Build or Invest This beautiful parcel is up for grabs—buy it on its own or combine it with the adjoining 1/4 section. Located just 2 km east of Nisku on Airport Road, it sits perfectly between Beaumont and Leduc. The land currently brings in \$80/acre in annual income and offers excellent development potential: build up to 4 houses. Hard-to-beat location with quick access to EIA, QE2, Leduc, Nisku, Beaumont, and South Edmonton.





#### **Essential Information**

MLS® # E4432730 Price \$1,200,000

Bathrooms 0.00
Acres 79.83
Type Rural

Sub-Type Vacant Lot/Land

Status Active

## **Community Information**

Address 50097 Rr 244

Area Rural Leduc County

Subdivision None

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 0N9

### **Exterior**

Exterior Features Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping

Nearby

### **Additional Information**

Date Listed April 25th, 2025

Days on Market 5

Zoning Zone 80

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 April 30th, 2025 at 6:17am MDT