



Rng Rd 221 Twp Rd 503 Rural Leduc County AB

\$339,000

Prime Location 36.5 acres Not in Subdivision!! Income generating \$700 per year surface lease located on excellent paved roadway RR 221 with frontal access to Your property on RR 221. Only a few kms, From The Well Know Joseph Lake Sanctuary, recreational camping, relaxation, hobbyist, area has much appeal.

Fantastic Opportunity to develop or live on this 36.5 acres also the buyer have the potential to purchase adjacent parcels of land to the north approx 40 acres which is currently for sale by the same owner will if desired provide You with 76.5 acres of living, great holding or development, investment potential today and with time land becomes more precious makes for a winning opportunity. Tremendous potential now or in the future. Property is sold As Is, GST not included in asking price, if applicable buyer responsible for paying gst, Location! Location

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

juliansells@shaw.ca
<http://www.juliansells.com>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net