



## RR 221 & TWP RD 503 Rural Leduc County AB

\$339,000

Location, Location on paved RR 221 with direct road routes to Beaumont, Sherwood Park, Leduc, Nisku, International Airport, and Edmonton all only a short drive 10 to 25 minutes. New Serepta is only approx 5 minutes. This 40 acre parcel has extreme potential ! Furthermore adjoining on the south is 36.5 acres currently for sale by the same owner. Purchase this acre parcel or buy the 2 and have acres of Prime Joseph Lake area living or holding property. Presently rented surface lease on both providing monies - income. Paved RR 221 is a great bonus for any future plans regarding this land. Joseph Lake Sanctuary Area and recreational, camping facilities promote Leduc County care and attention. The perfect opportunity for Great Living and or Great Investment !!! The asking price does not include GST, Buyer Responsible for GST unless buyer has GST # then Form GST 44 E may be used seller and buyer declare no GST Paid.

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](mailto:rsplant@telus.net)