



## SE 18-48-23-W4 Rural Leduc County AB

\$300,000

For more information, please click on "View Listing on Realtor Website". Discover this expansive 10+ acre lot in Leduc County, situated on North Coal Lake, where the property gently slopes down to the lakefront's high-water line. Conveniently located just 200 meters from the pavement along a quiet road, it offers easy access to a boat launch only 1 km away and is within a short drive of Leduc (22 km), Beaumont (26 km), Nisku (29 km), and the airport (33 km). The landscape, featuring a perfect blend of half wooded areas and half open fields, provides stunning building sites ideal for walkouts. Utilities include natural gas access near potential house sites, power at the property line, and neighbors benefiting from an excellent well water supply. Enjoy direct access to a spring-fed lake, perfect for a variety of water sports, as well as numerous crown land trails for hiking, biking, and cross-country skiing.

Listing Presented By:



Originally Listed by:  
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