



## Rural Leduc County Alberta

\$15,000,000

This exceptional nearly 72-acre parcel presents a rare opportunity to develop now or secure as a strategic land bank. With Leduc set to annex up to 38 quarter-sections, the area is primed for exponential growth, making this property an invaluable investment. Located just south of Edmonton, the city's planned expansion will incorporate nearly 2,500 hectares of rural land, paving the way for significant residential and commercial development. At its heart lies a meticulously designed bungalow, where modern luxury meets timeless craftsmanship. High-end finishes, state-of-the-art appliances, and spacious, light-filled interiors create an inviting retreat. Serene outdoor spaces further enhance its appeal. Whether you develop or enjoy this private sanctuary, this property offers a rare chance to invest in a city on the rise. Don't miss this extraordinary opportunity to be part of Leduc's transformation! (id:6769)

Den 4.55 m X 4.88 m

Bedroom 3 4.97 m X 3.95 m

Bedroom 4 5.9 m X 4.8 m

Hobby room 5.97 m X 2.77 m

Bedroom 5 6.31 m X 4.11 m

Laundry room 2.06 m X 2.86 m

Living room 6.31 m X 5.98 m

Dining room 4.89 m X 8.15 m

Kitchen 5.46 m X 5.39 m

Family room 8.86 m X 9.46 m

Primary Bedroom 8.8 m X 8.21 m

Bedroom 2 6.57 m X 5.4 m

Laundry room 3.43 m X 2.49 m

Office 5.16 m X 6.1 m

Loft 9.43 m X 6.95 m

Listing Presented By:



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