



## Rural Leduc County Alberta

\$420,000

FREEDOM, FUNCTION & FUTURE POTENTIAL collide on this 2.59-acre parcel in prime Leduc County! Loaded with value, this property features a massive 47'x23' shop--drywalled, insulated, and powered--ready for your business, storage, or hobby needs. No heat or water? No problem--bring your own systems and build your vision from the ground up. The lot is partially treed for privacy and perfectly sized for those craving space without isolation. Zoned for flexibility with no building timeline, you can dream big without red tape. 10 minutes to Beaumont, 15 to Nisku, 20 to Sherwood Park--commute with ease while enjoying country freedom. Whether you're starting a business, building a home, or investing in land that WORKS, this opportunity hits hard. Add the neighboring lot (also for sale) to expand your footprint. Opportunities like this don't wait--neither should you. (id:6769)

Listing Presented By:



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RE/MAX River City

<http://www.lorihunt.com/>



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