



**Colearwater Creek Estate  
Sub Division**

**2.62 Acres**



1050 50125 RGE RD 233 Rural Leduc County  
AB

\$299,900

2.62 beautiful Acres in Clearwater Creek Estates to Build your DREAM HOME on this beautiful level site. It's the last undeveloped Lot in the entire subdivision and you can get there on full pavement to you door step ( no gravel roads here ). Located less than 15 minutes to the International airport, 10 minutes to Beaumont, 15 minutes to Edmonton or 10 minutes from Nisku. Electricity and natural gas to property line, do your own water & sewer. Also your located within the Beaumont school district with full School bus Service too. DIRECTIONS: From the Airport, east to Range Road 233, south 1/2 mile to Clearwater Creek Estates. From Beaumont, south on Hwy 814 to Airport Road (TWP Rd 502), east to Range Road 233, south 1/2 mile to subdivision.

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

arthur@homesbyarthur.com  
<http://www.HomesByArthur.com>

**RE/MAX ELITE**

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304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)