



# 0 NW-36-048-02W5M Rural Leduc County Alberta

\$399,000

80 Acres of Prime Agricultural & Recreational Land in Leduc County Rare opportunity to own approximately 80 acres of AG-zoned land in beautiful Leduc County, ideally located just minutes from Pigeon Lake and the community of Sunnybrook. Offering an exceptional combination of open pasture, natural meadows, and mature tree cover, this versatile property is well-suited for agricultural operations, livestock, recreation, or the development of your dream country residence. The property's diverse landscape provides privacy, scenic views, and abundant wildlife, making it an excellent retreat for outdoor enthusiasts. Whether you're looking to expand your farming operation, establish a hobby farm, build a private acreage, or secure a long-term land investment, this parcel offers outstanding potential. Conveniently accessed from Range Road 24, the property enjoys a peaceful rural setting while remaining close to the amenities, recreation, and lake lifestyle that make the Pigeon Lake area one of Central Alberta's most desirable destinations. Enjoy year-round activities including boating, fishing, golfing, camping, and snowmobiling, all within a short drive. Property Features: Approximately 80 acres (+/-) AG (Agricultural) zoning Legal Description: NW-36-048-02-W5M Located in Leduc County Minutes from Pigeon Lake and Sunnybrook Combination of open land and mature trees Excellent wildlife habitat and recreational opportunities Potential future building sites Road access from Range Road 24 Ideal for farming, grazing, recreation, or investment Opportunities to acquire quality land in this highly desirable area are becoming increasingly rare. Explore the possibilities and make this exceptional acreage your own. (id:6769)

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca

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



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.