



0 Range Rd 253 Road Rural Leduc County Alberta

\$1,950,000

What if you could own land that pays you today and positions you perfectly for tomorrow's boom? This +110 acre property in Leduc isn't just dirt and fences—it's leverage. Right now, it's zoned AG-GEN with steady agricultural usability. But here's the kicker: it sits just outside the Leduc Area Structure Plan boundary—which means you're not buying "someday land," you're buying land that's already staring down the path of progress. Just 3 km from the community development of Black Stone, minutes from Edmonton, and hugging the QE2 corridor straight to the Edmonton International Airport. Translation? You're in the slipstream of development pressure. Leduc isn't a sleepy town anymore—it's one of Alberta's fastest-growing corridors with industrial expansion, housing demand, and infrastructure investment driving momentum. Upcoming opportunities in this region mean smart investors are stacking chips here before the wave crests. Hold it. Farm it. Position yourself for the next development surge. Either way, you're not speculating—you're securing scarcity in a market that's moving. Don't wait until this parcel is inside the line. That's when everyone else will show up. Path of progress. Immediate use. Long-term upside. 2026 Crop in high demand by local farmers - Rental income while you hold. This is where investors with foresight plant their flag. (id:6769)

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:
executive@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.