



## 22 North of Township Road 493 West of Highway 2, SE 2 Leduc Alberta

\$135,000

Looking for a great investment opportunity in the heart of Alberta's within city limits of Leduc. Look no further than this 1 acre of land with undivided interest group ownership in a 113.72-acre land parcel, which is 4 shares out of 454 shares "UNDIVIDED INTERST", presents a significant opportunity for future development. Strategically positioned along the boundary of Leduc City, the property holds strong potential for residential development. A key highlight is the 2015 approval by the City of Leduc for the Highway 2A Realignment Functional Planning, which includes an overpass highway running through this land. This infrastructure project enhances accessibility and connectivity, increasing the long-term value of the remaining parcel. Based on available information, the leftover portion of the land after the highway realignment could be suitable for residential purposes, aligning with Leduc's growth and urban expansion plans. Disclaimer: Prospective buyers/investors should conduct due diligence, including verifying zoning, municipal plans, and any encumbrances related to the undivided interest. (id:6769)

Listing Presented By:



Originally Listed by:  
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