

# Primary road to Beaumont (2 Miles to city limits)



## Rural Leduc County Alberta

\$2,722,222

Subdivision or dream property prime real estate. This property unlike the rest is primarily above grade. Lots of earth to work with. Only half a quarter section from the Eagle Rock golf course, 10 min to south Edmonton, 2 min to Beaumont, 10 min to Leduc or the International Airport. This Property is as prime as it gets. Sub divide to 20 lots and double your investment. With 3 acre parcels selling between 275K and 350K this property could be a fortune in the making. This property is listed as country residential but is currently AG, sellers will accept re zoning and sub division approval condition in the contract. In a time where there are no acreages available and the rush on land is still hot this property beats the rest. Already cleared, ready for you to survey and build. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate



### REMAX ELITE

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

Phone: 780-406-4000

Fax:

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.