



4-25-49-33-SE DEER VALLEY DEV. LAND & LIFT S Leduc AB

\$2,900,000

2.88 acre site within a fully serviced subdivision located in NW Leduc (adjacent to MacEwan Greens - Apartment Complex) just 10 mins south of Edmonton International Airport off 65th Avenue. The site has an approved Area Structure Plan and Land Use in place which allows for mixed-use development under the City of Leduc's MUN (Mixed Use Neighbourhood) zoning district. Services stubbed to the edge of the property. Permitted residential development includes: apartments, fourplexes, townhouses, triplexes and duplexes. Permitted commercial development includes (but not limited to): daycares, retail stores, professional services, health services, signage, assisted living, and more. The site will benefit from the upcoming 65th avenue and QEII interchange project which will provide easy transportation from highway 2 and the airport to this 2.88 acre site.

Listing Presented By:



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