



## Rural Leduc County Alberta

\$420,000

Exceptional 34.45-acre cleared property offering the perfect balance of peaceful seclusion and remarkable convenience. Located just 11 mins from Beaumont, 13 mins from Nisku, close to Sherwood Park, Leduc, and South Edmonton with all paved road access and easy Highway 21 connection. This premium acreage has power on-site and is ready for your dream home or work with the County of Leduc on your own plan. The property backs onto existing acreages in a nice subdivision and features 140 professionally planted 10-foot spruce trees for natural privacy, windbreak, and year-round appeal. A charming dugout pond (previously stocked with trout) serves as water source for livestock, fishing spot, or natural feature. Partially fenced and zoned agricultural with discretionary use for home-based business opportunities. Whether you envision an equestrian property, hobby farm, family compound, or tranquil escape with room to breathe, this thoughtfully improved acreage delivers endless possibilities. GST may be applicable. (id:6769)

Listing Presented By:



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