



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:



Originally Listed by:
Logic Realty

<http://www.joshtesolin.com/>

RE/MAX ELITE

RE/MAX Elite Sherwood Park

#116, 150 Chippewa Rd ,
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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.