



## Leduc Alberta

East Industrial\_LEDU

**\$2,900,000**



8.15 ACRES IN THE CITY OF LEDUC! Welcome to North Telford with 8+ acres tucked away and secluded in a private location and ready for a developers vision! Currently with a 1,525 Square foot house, a double oversized garage, and oversized shop on the property. Right between the residential homes of North Telford and the industrial area of Leduc, it is the most unique property in the whole city! With access off of 45th Street from the residential side on 54th Avenue, and also access from 43rd Street on the industrial side and the Leduc Lions Park and the walking paths at North Telford Park, the opportunity is ripe. Pitch your idea of what you'd like to do to the City of Leduc, and they're open for discussion on your vision. Currently zoned Urban Reserve, and is been referred to as the holding zone as it's waiting for development. It is an amazing piece of land right in city limits...DON'T PASS THIS UP! Come take a look today! (j:d:6769)

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