

## Rural Leduc County Alberta

Woodland Heights\_LEDU

# \$299,000



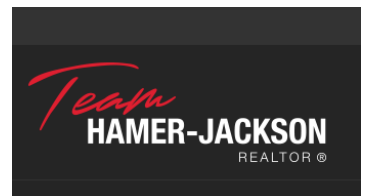
Lovely lot in an upscale ESTATE subdivision WOODLAND HEIGHTS, located just 5 minutes east of Beaumont on Range Road 233. This 2.64 acre parcel is 1/2 TREED in NATURAL FOREST and has west exposure. Build your DREAM HOME up to the trees or nestle it within the treed area, there are a LOT OF CHOICES on a lot this size. \$1,855.00 annual condo fee for ROAD AND GATE MAINTENANCE which is common property. 10 minutes to South Edmonton, 15 to Sherwood Park and 15 minutes to the Edmonton International Airport. Children are bussed to Beaumont for school. Cisterns and septic systems approved by Leduc County are the norm for the area. Restrictive Covenants in place to protect your investment, this is COUNTRY LIVING AT ITS FINEST! (j:d:6769)

**Mona C. LaHaie**

RE/MAX Elite

Phone: (780) 850-0800

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



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada