



## Rural Leduc County Alberta

\$649,000

WOW! If you are looking for a beautiful property to build your ESTATE HOME, HOBBY FARM, or simply enjoy the great outdoors till you decide, look no further than this wonderful 11 ACRE PARCEL of land with AMAZING PLANTED TREES, some pasture/hay & pavement to the door all just 6 minutes from Beaumont. Just south of FRESHLY PAVED, Township Road 510, and located on Range Road 233, or also accessible from the South on Nisku Road (Highway 625). SCHOOL BUS TO THE DOOR for transportation from both the Black Gold & Star Catholic school systems in BEAUMONT. 15 minutes to Sherwood Park, 15 minutes to South Common and 15 minutes to the Edmonton International Airport, what a beautiful piece of land in a great location! Current ZONING IS AGRICULTURE/COUNTRY RESIDENTIAL/TRANSITIONAL as the RR 233 has numerous Country Residential subdivisions already on it, so the possibilities are endless! As long as the hay on the land is being cut, or the land is being utilized agriculturally, then agricultural taxes will be assessed. (id:6769)

Listing Presented By:



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**Royal**

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