

\$1,842,468 - Sw Corner Of Hwy 39 & Rr 261, Rural Leduc County

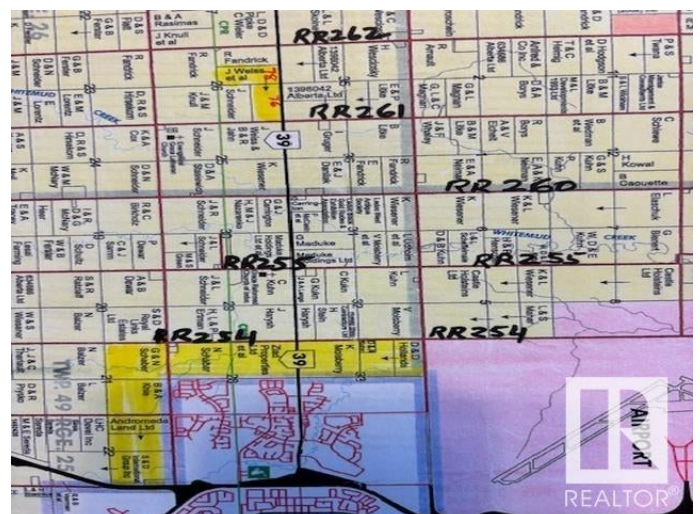
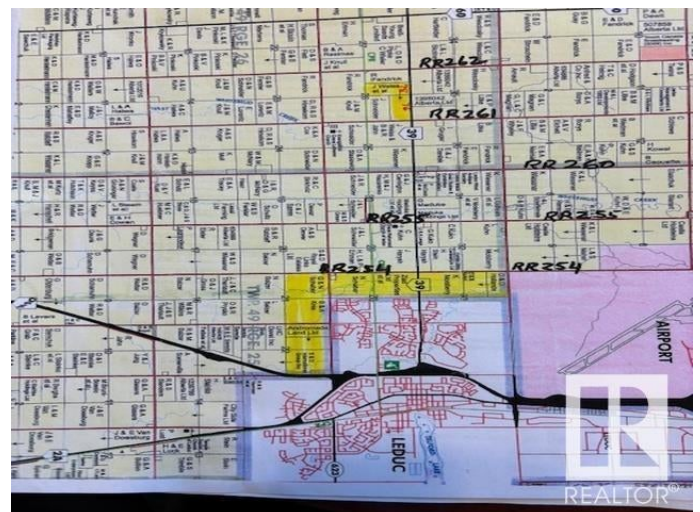
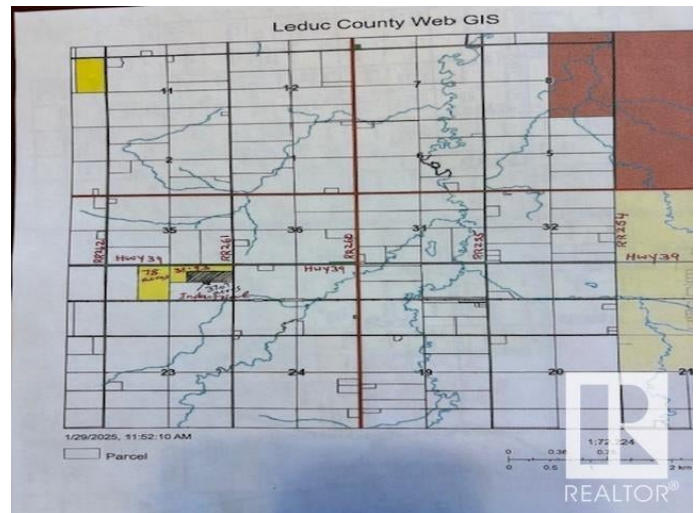
MLS® #E4421631

\$1,842,468

0 Bedroom, 0.00 Bathroom,
Rural on 76.00 Acres

None, Rural Leduc County, AB

Amazing parcel of land 76 acres, located on HWY39 and RR 261 in the southwest corner. Excellent HWY 39 location. 37.07 acres, more or less, out of 76 acres are already rezoned to : INDUSTRIAL / Agricultural RESOURCE District and 38.93 acres are still agricultural. Great piece of land for Highway Industrial / Agri Business type of uses. Another piece - 78 acres immediately west of these 76 acres are also available for sale for : \$ 1,014,000 / \$13,000 an acre. 78 acres are also located on HWY 39 between RR 261 & 262 in Leduc county. These Lands are well located right on HWY, only 3 miles West of city of Leduc & Edmonton International Airport. Easy Access to HWY 60 & QEII (HWY2) via HWY 39.



Essential Information

MLS® #	E4421631
Price	\$1,842,468
Bathrooms	0.00
Acres	76.00
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	Sw Corner Of Hwy 39 & Rr 261
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

Exterior

Lot Description	3,310,560 sqFt
-----------------	----------------

Additional Information

Date Listed	February 14th, 2025
Days on Market	172
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 2:03pm MDT