

# **\$375,000 - Lot 4b 50450 Range Road 233, Rural Leduc County**

MLS® #E4436907

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 2.57 Acres

Gateway Estate, Rural Leduc County, AB

UNLEASH THE POTENTIAL on this 2.57-acre slice of opportunity in Leduc County! Fenced and ready for your vision, this property features a solid 23'x31' barn with stalls and a storage room—perfect for livestock, equipment, or future workshop dreams. Power is already on-site—just bring your heat and water plans to make it your own. Partially treed for natural privacy with room to expand, build, or just breathe. Location is unbeatable: only 10 minutes to Beaumont, 15 to Nisku, and 20 to Sherwood Park—ideal for commuters, hobby farmers, or entrepreneurs needing space without sacrificing convenience. Whether you're building a dream home, launching a small agri-business, or simply staking your claim in Alberta's heartland, this property delivers raw potential with zero compromise. No building timeline—just freedom. Act fast—acresages this versatile and this close to major hubs are rare.

## **Essential Information**

MLS® #	E4436907
Price	\$375,000
Bathrooms	0.00
Acres	2.57



Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Lot 4b 50450 Range Road 233
Area	Rural Leduc County
Subdivision	Gateway Estate
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0L4

### Exterior

Exterior Features	Airport Nearby, Fenced, Golf Nearby, Private Setting, Shopping Nearby, Treed Lot
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### Additional Information

Date Listed	May 16th, 2025
Days on Market	81
Zoning	Zone 80

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Listing information last updated on August 5th, 2025 at 8:47am MDT