

## \$449,000 - N/A, Rural Leduc County

MLS® #E4449072

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 39.45 Acres

None, Rural Leduc County, AB

Discover the perfect balance between rural tranquility and urban convenience with this exceptional 39.45-acre agricultural parcel, ideally located just a short drive from the city (18 minutes to Sherwood Park 20 minutes to Edmonton 15 minutes to Nisku). Whether you're looking to start or expand your farming operation, invest in productive land, or secure a future development opportunity, this property offers unlimited potential. Close to both Belvedere and Northern Bear along with Miquelon lake.

### Essential Information

MLS® #	E4449072
Price	\$449,000
Bathrooms	0.00
Acres	39.45
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	N/A
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA



Province AB  
Postal Code T0B 3M1

Exterior

Exterior Features Fenced, Private Setting

Additional Information

Date Listed July 22nd, 2025  
Days on Market 4  
Zoning Zone 80

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Listing information last updated on July 26th, 2025 at 7:02am MDT