

# \$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

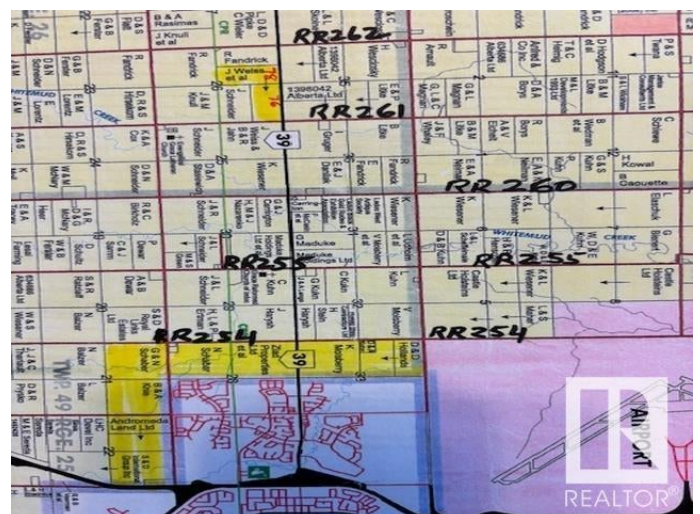
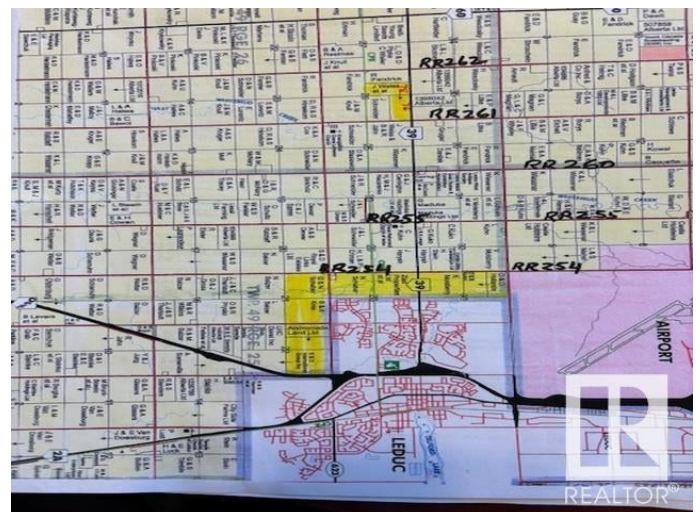
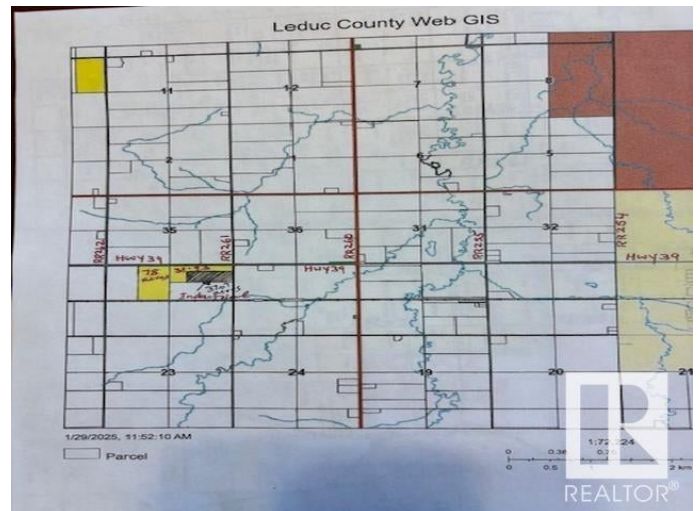
None, Rural Leduc County, AB

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
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### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	63
Zoning	Zone 90

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Listing information last updated on April 18th, 2025 at 7:32am MDT