

# **\$513,162 - Rr 225 & Twpr 504 (hwy 625), Rural Leduc County**

MLS® #E4391592

**\$513,162**

0 Bedroom, 0.00 Bathroom,

Rural on 39.78 Acres

None, Rural Leduc County, AB

Wow! Location, location!! Amazing Property 39.78 acres (Lot 4 -> Property #3) located on RR225 between TWPR 504 (Hwy 625) and TWPR 510. ONLY MINUTES FROM THE JUNCTION of HWY 21 & Hwy 625 (TWPR 504) TRAFFIC LIGHTS. There are two other adjoining properties that are also for SALE! 29.65 acres (Lot 2 ->Property #2) AND 39.78 ACRES (Lot 3 -> Property #1). Perfect opportunity to build your COUNTRY ESTATE DREAM HOME for your country living and or a great investment property at a very good location. About 10 minutes to City of Beaumont, about 15 minutes to Edmonton International Airport, 20 minutes to Sherwood Park and about 20 minutes to South Edmonton Common shopping area. The lands are rented for farming. The asking price does not include GST.

## **Essential Information**

MLS® #	E4391592
Price	\$513,162
Bathrooms	0.00
Acres	39.78
Type	Rural
Sub-Type	Vacant Lot/Land



Status                      Active

**Community Information**

Address                    Rr 225 & Twpr 504 (hwy 625)  
Area                        Rural Leduc County  
Subdivision               None  
City                        Rural Leduc County  
County                    ALBERTA  
Province                  AB  
Postal Code               T0B 3M0

**Exterior**

Exterior Features        See Remarks  
Lot Description           1,732,816.8sqft 160,878m2

**Additional Information**

Date Listed               June 7th, 2024  
Days on Market           362  
Zoning                     Zone 80

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Listing information last updated on June 4th, 2025 at 3:33pm MDT