

## \$2,529,000 - 50099 Rr 244, Rural Leduc County

MLS® #E4432738

**\$2,529,000**

0 Bedroom, 0.00 Bathroom,

Rural on 153.26 Acres

None, Rural Leduc County, AB

Prime Land for Sale – Build or Invest This beautiful parcel is up for grabs – buy it on its own or combine it with the adjoining 1/4 section. Located just 2 km east of Nisku on Airport Road, it sits perfectly between Beaumont and Leduc. The land currently brings in \$80/acre in annual income and offers excellent development potential: build up to 4 houses. Hard-to-beat location with quick access to EIA, QE2, Leduc, Nisku, Beaumont, and South Edmonton.



### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4432738        |
| Price     | \$2,529,000     |
| Bathrooms | 0.00            |
| Acres     | 153.26          |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 50099 Rr 244       |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |

Postal Code           T4X 0N9

**Exterior**

Exterior Features    Airport Nearby, Corner Lot, Flat Site, Golf Nearby, Playground Nearby, Race Track, Schools, Shopping Nearby

**Additional Information**

Date Listed           April 25th, 2025

Days on Market     40

Zoning               Zone 80

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Listing information last updated on June 4th, 2025 at 4:47pm MDT