



MER 4, RNG 24, TWP 50, SEC 7, QTR SE,
Leduc County

145 Acres (+/-)
Leduc County - Lands



PROPERTY DETAILS

Address:	MER 4, RNG 24, TWP 50, SEC 7, QTR SE, Leduc County
Legal:	Plan 4; 24; 50; 7; SE
Zoning:	Development Reserve (DR)
Site Size:	145 Acres (+/-)
Sale Price:	\$3,625,000.00
Available:	Immediately



PROPERTY HIGHLIGHTS

- Opportunity for long-term development potential
- Exceptional accessibility
- Only a short drive to QEII Highway, Airport Road, Edmonton International Airport and south Edmonton
- Leduc County taxes



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NEIGHBORHOOD HIGHLIGHTS

- Excellent access to major transportation routes including QEII Highway (Highway 2), Airport Road, Highway 625 (20 Avenue), Highway 19, Nisku Spine Road, and Sparrow Drive.
- Minutes from the Edmonton International Airport, providing convenient access for regional and international business travel and logistics.
- Surrounded by a strong concentration of industrial, manufacturing, energy service, transportation, and logistics companies.
- Nearby Retail & Entertainment: Minutes away from South Edmonton, Premium Outlet Collection, Century Mile Racetrack & Casino, and other nearby retail/dining spots



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