

# \$3,890,000 - 65 Ave Rr 245&250, Rural Leduc County

MLS® #E4393540

**\$3,890,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 59.80 Acres

None, Rural Leduc County, AB

APP 59.8 ACRES(MORE OR LESS).LOCATED ON 65 AVE BETWEEN RR 245 AND 250.PARCEL IS LOCATED IN LEDUC COUNTY AND HAS A GREAT POTENTIAL IN SAUNDERS LAKE AREA STRUCTURE PLAN.FUTURE PROPOSED ZONING IS MEDIUM INDUSTRIAL.

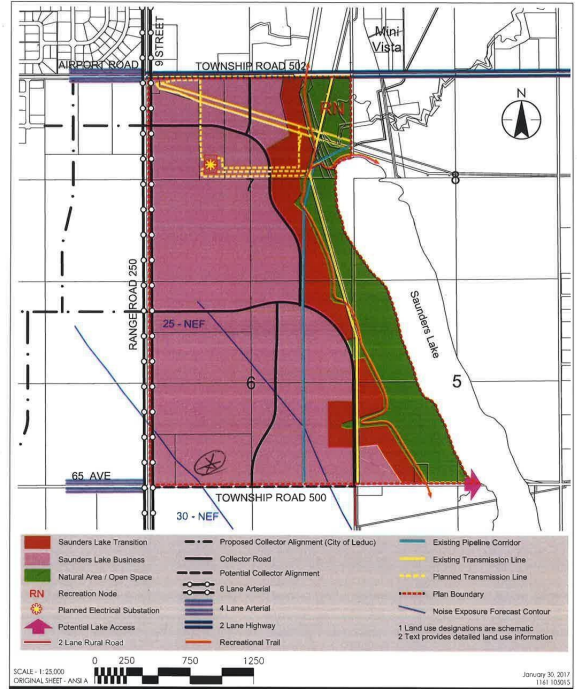
## Essential Information

MLS® #	E4393540
Price	\$3,890,000
Bathrooms	0.00
Acres	59.80
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	65 Ave Rr 245&250
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T9E 4C4

## Exterior



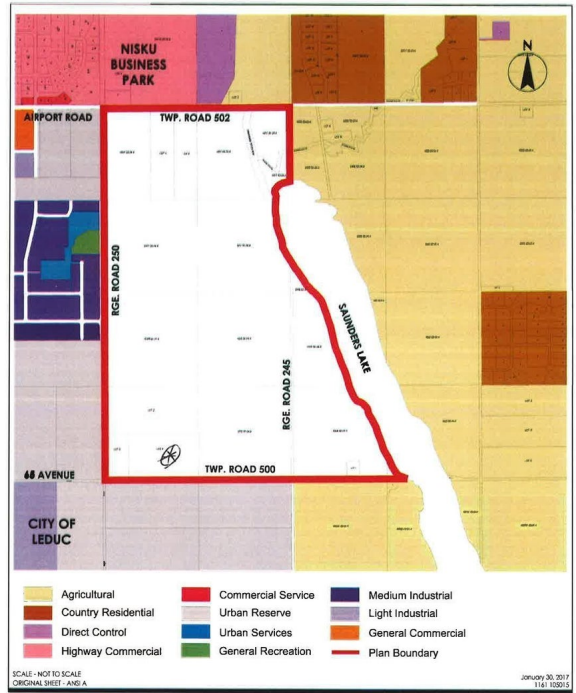
10160-112 Street  
Edmonton, AB T5K 2L6  
www.stantec.com

Client/Project  
SAUNDERS LAKE INDUSTRIAL PARK LTD.  
NORTHWEST SAUNDERS LAKE  
LOCAL AREA STRUCTURE PLAN  
Figure No.  
4.0  
Title  
DEVELOPMENT  
CONCEPT

Exterior Features See Remarks

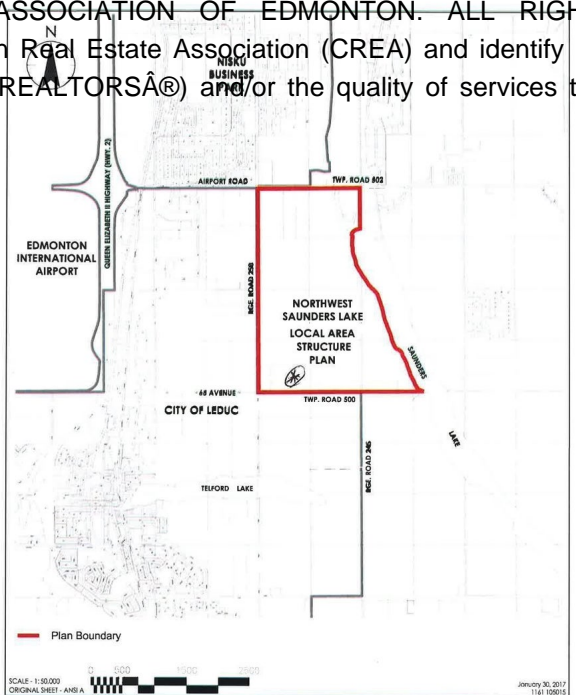
### Additional Information

Date Listed June 19th, 2024  
Days on Market 303  
Zoning Zone 80



10160-112 Street  
Edmonton, AB T5K 2L6  
www.stantec.com

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS<sup>®</sup> ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS<sup>®</sup> ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR<sup>®</sup>, REALTORS<sup>®</sup>) and/or the quality of services they provide (MLS<sup>®</sup>, Multiple Listing Service<sup>®</sup>)  
Listing information last updated on April 18th, 2025 at 6:17am MDT



10160-112 Street  
Edmonton, AB T5K 2L6  
www.stantec.com