

## \$429,900 - 206 7611 Sparrow Drive, Leduc

MLS® #E4422263

**\$429,900**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Leduc Business Park, Leduc, AB

This industrial bay features 1,826 square feet of office and warehouse space with a meeting room, a kitchen, and a mezzanine area. This opportunity also includes a 12' x 14' grade loading bay with electric opener. This property is located adjacent to the Leduc Business Park, just minutes from major transportation routes and several amenities. From this location, The Queen Elizabeth II Highway is only 2.0 KM (2 mins), Nisku Spine Road is 10.4 KM (12 mins) and Anthony Henday Drive is 16.9 KM (11 mins) away.

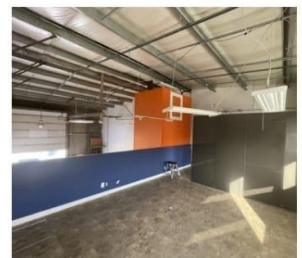
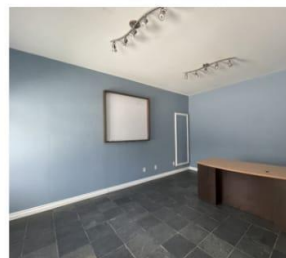
Built in 2007

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4422263   |
| Price      | \$429,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2007       |
| Type       | Industrial |
| Status     | Active     |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 206 7611 Sparrow Drive |
| Area        | Leduc                  |
| Subdivision | Leduc Business Park    |
| City        | Leduc                  |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T9E 0H3 |

### Exterior

|              |       |
|--------------|-------|
| Exterior     | Metal |
| Construction | Metal |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 58                  |
| Zoning         | Zone 81             |

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Listing information last updated on April 19th, 2025 at 8:02pm MDT