

## **\$1,899,000 - 24311 Twp Road 502, Rural Leduc County**

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MLS® #E4389866

**\$1,899,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 21.18 Acres

None, Rural Leduc County, AB

Five minutes from Edmonton International Airport, 21.18 Acres zoned Country Residential with great exposure of Airport Road. Presently generating \$4700 rental income from various residential units on the property, rented on month to month basis, plus a vacant heated shop (rented in past) also can generate another \$500/month, also a vacant Barn can be rented for horses etc, numerous possibilities of generating more rental income. Property being sold at "As-is" basis, Country residential land use zone allows potential development of this property into 7 separate Estate lots, some of them backing to a natural creek.



### **Essential Information**

|           |                 |
|-----------|-----------------|
| MLS® #    | E4389866        |
| Price     | \$1,899,000     |
| Bathrooms | 0.00            |
| Acres     | 21.18           |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### **Community Information**

|         |                    |
|---------|--------------------|
| Address | 24311 Twp Road 502 |
| Area    | Rural Leduc County |

Subdivision               None  
City                        Rural Leduc County  
County                    ALBERTA  
Province                 AB  
Postal Code             T0C 2K0

**Exterior**

Exterior Features    Airport Nearby, Corner Lot, C

**Additional Information**

Date Listed             May 29th, 2024  
Days on Market        530  
Zoning                  Zone 80



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