

## **\$739,000 - Rge Rd 221 Twp Rd 504, Rural Leduc County**

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MLS® #E4431507

**\$739,000**

0 Bedroom, 0.00 Bathroom,

Rural on 131.39 Acres

None, Rural Leduc County, AB

INCOME property! 131 acres with 7 oil leases, pasture rent, and hay revenue. This land generates approx. \$30,000 per year from excellent tenants! Only a short, 16 min drive off Anthony Henday on FULLY PAVED roads!

**BUILD YOUR DREAM HOME!** Close proximity to Edmonton, Beaumont, Camrose, Edmonton International Airport, and Sherwood Park. The land is a beautiful mix of grassland and trees. Very ideal for quiet living on a large, **PRIVATE** piece of property. Nature walking, ATVing, hunting, you name it, itâ€™s yours to enjoy! Just a few KM from Ministik Bird Sanctuary. Opportunities like this donâ€™t come by often!



### **Essential Information**

MLS® #	E4431507
Price	\$739,000
Bathrooms	0.00
Acres	131.39
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### **Community Information**

Address	Rge Rd 221 Twp Rd 504
Area	Rural Leduc County

Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M2

## Exterior

Exterior Features Private Setting, Treed Lot, See Remarks, Partially Fenced

## Additional Information

Date Listed	April 17th, 2025
Days on Market	15
Zoning	Zone 80

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Listing information last updated on May 2nd, 2025 at 7:17am MDT