

# \$135,000 - S.e Quarter Of Section 22 North Of Township Road 493 West Of Highway 2, Se 2, Leduc

MLS® #A2217617

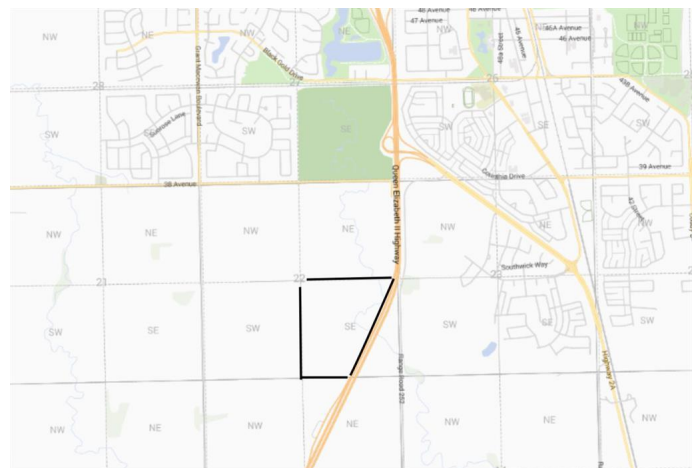
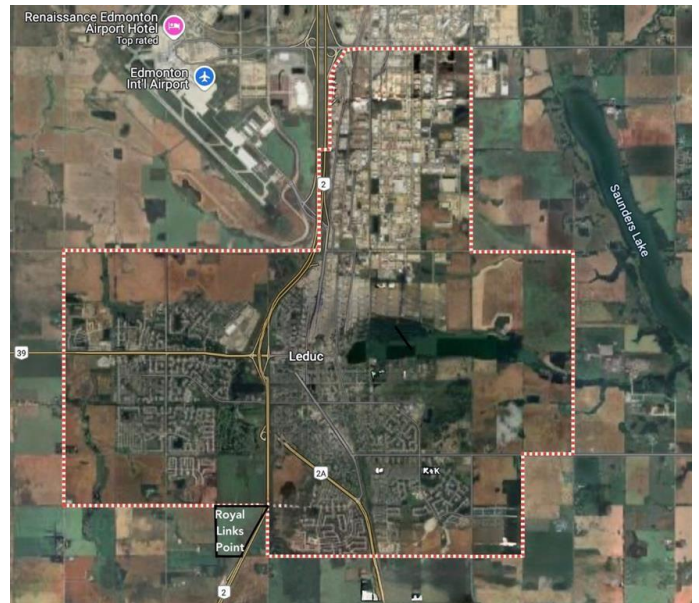
**\$135,000**

0 Bedroom, 0.00 Bathroom,  
Land on 113.72 Acres

NONE, Leduc, Alberta

Looking for a great investment opportunity in the heart of Alberta's within city limits of Leduc. Look no further than this 1 acre of land with undivided interest group ownership in a 113.72-acre land parcel, which is 4 shares out of 454 shares "UNDIVIDED INTERST", presents a significant opportunity for future development. Strategically positioned along the boundary of Leduc City, the property holds strong potential for residential development. A key highlight is the 2015 approval by the City of Leduc for the Highway 2A Realignment Functional Planning, which includes an overpass highway running through this land. This infrastructure project enhances accessibility and connectivity, increasing the long-term value of the remaining parcel. Based on available information, the leftover portion of the land after the highway realignment could be suitable for residential purposes, aligning with Leduc's growth and urban expansion plans.

Disclaimer: Prospective buyers/investors should conduct due diligence, including verifying zoning, municipal plans, and any encumbrances related to the undivided interest.



## Essential Information

MLS® #                      A2217617

Price	\$135,000
Bathrooms	0.00
Acres	113.72
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	S.e Quarter Of Section 22 North Of Township Road 493 West Of Highway 2, Se 2
Subdivision	NONE
City	Leduc
County	Leduc
Province	Alberta
Postal Code	T0E 0A0

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	112
Zoning	AG

### Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.