

# \$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.

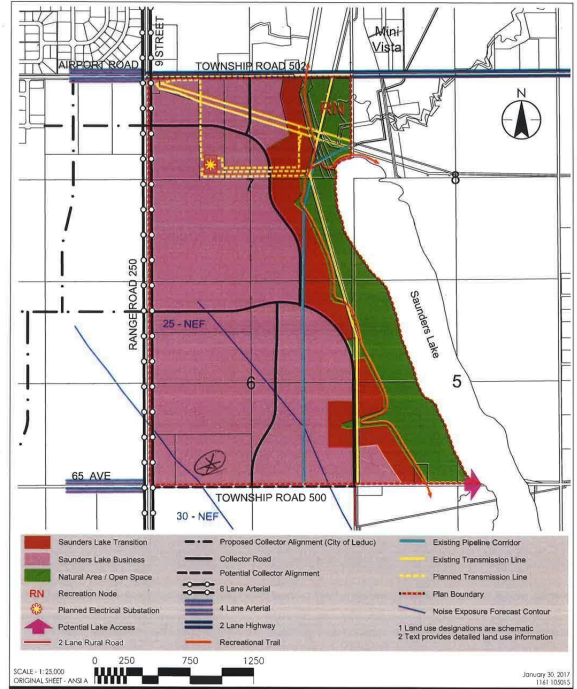
## Essential Information

|           |                 |
|-----------|-----------------|
| 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

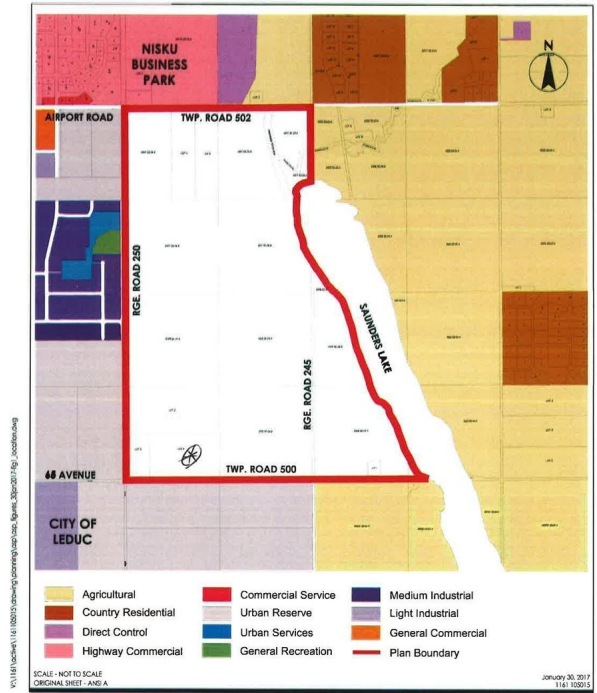
Exterior Features See Remarks

### Additional Information

Date Listed June 19th, 2024

Days on Market 290

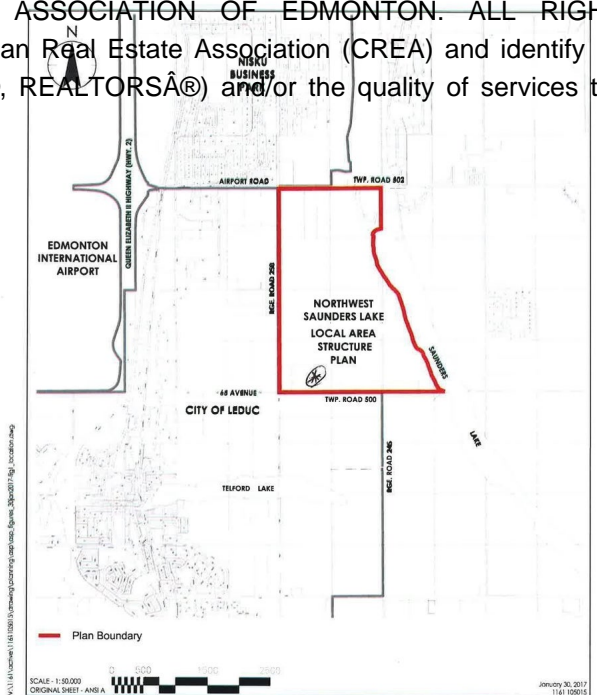
Zoning Zone 80



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SAUNDERS LAKE INDUSTRIAL PARK LTD.  
NORTHWEST SAUNDERS LAKE  
LOCAL AREA STRUCTURE PLAN  
Figure No.  
2.0  
Title  
PLAN BOUNDARY AND  
ADJACENT USES

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SAUNDERS LAKE INDUSTRIAL PARK LTD.  
NORTHWEST SAUNDERS LAKE  
LOCAL AREA STRUCTURE PLAN  
Figure No.  
1.0  
Title  
PLAN LOCATION