

# **\$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        325  
Zoning                  Zone 80



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