

## \$449,000 - 22440 Twp Rd 502, Rural Leduc County

MLS® #E4449072

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 39.45 Acres

None, Rural Leduc County, AB

Discover the perfect balance between rural tranquility and urban convenience with this exceptional 39.45-acre agricultural parcel, ideally located just a short drive from the city (18 minutes to Sherwood Park 20 minutes to Edmonton 15 minutes to Nisku). Whether you're looking to start or expand your farming operation 25 acres currently used for Cattle, invest in productive land roughly 15 acres of hay land featuring a dugout at the back that at one point was stocked with trout, or secure a future development opportunity, this property offers unlimited potential. Close to both Belvedere and Northern Bear along with Miquelon lake.

### Essential Information

MLS® #	E4449072
Price	\$449,000
Bathrooms	0.00
Acres	39.45
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	22440 Twp Rd 502
Area	Rural Leduc County



Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M1

## Exterior

Exterior Features   Fenced, Private Setting

## Additional Information

Date Listed	July 22nd, 2025
Days on Market	10
Zoning	Zone 80

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Listing information last updated on August 1st, 2025 at 4:32am MDT