\$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 93

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 23rd, 2025 at 5:17am MDT