

## \$399,900 - 22263 Twp Road 504, Rural Leduc County

MLS® #E4454277

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 3.68 Acres

None, Rural Leduc County, AB

This is an extremely rare and unique opportunity to own a raw unserviced and vacant piece of land on a mature FENCED and beautifully treed lot with incredible views. This 3.68 acre lot has fully paved access on a quiet stretch of highway 625, 4 miles east of highway 21. There are 2 gated access points on each end of the lot. The location is fantastic with quick and easy access to the airport and the city of Beaumont for your runs into town. The gated lot has had trees cleared to open up a stunning view of Looking Back Lake. The land is ready for you to develop your dream home with a southern back yard and a walkout basement with scenic lake views. Your dream property awaits you.

Built in 1989

### Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4454277        |
| Price      | \$399,900       |
| Bathrooms  | 0.00            |
| Acres      | 3.68            |
| Year Built | 1989            |
| Type       | Rural           |
| Sub-Type   | Vacant Lot/Land |
| Status     | Active          |

### Community Information



|             |                    |
|-------------|--------------------|
| Address     | 22263 Twp Road 504 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0B 3M2            |

### **Exterior**

Exterior Features    Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Golf Nearby, Hillside, Lake View, Private Setting, Treed Lot, Partially Fenced

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 80           |

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Listing information last updated on September 5th, 2025 at 12:47pm MDT