

# \$499,900 - Hwy 623 Range Road 245, Rural Leduc County

MLS® #E4436184

**\$499,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 4.00 Acres

None, Rural Leduc County, AB

Bordering the City of Leduc & on pavement, 4 acres, NOT IN A SUBDIVISION, 40 X 80 heated shop with full concrete floor, infrared radiant heating, metal clad in & out for low maintenance & longevity, well lit with fluorescent lighting, six skylights for natural light & a 20 x 14 ft overhead door with electric door opener. Natural gas & electricity on site. A great place to build your dream home and have room for all the toys.

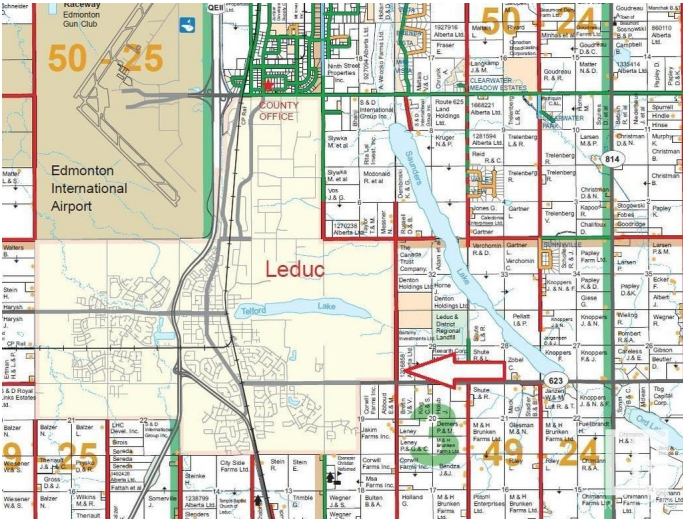


## Essential Information

MLS® #	E4436184
Price	\$499,900
Bathrooms	0.00
Acres	4.00
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	Hwy 623 Range Road 245
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA



Province	AB
Postal Code	T9E 2X2

### **Interior**

Heating	See Remarks, Natural Gas
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### **Exterior**

Exterior Features	Flat Site, Landscaped, Level Land, No Through Road, See Remarks
Lot Description	118.9 x 137.2 meters

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	34
Zoning	Zone 80

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Listing information last updated on June 16th, 2025 at 9:02pm MDT