

\$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	42
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 September 2nd, 2025 at 4:02am MDT