# \$420,000 - Lot 4c 50450 Range Road 233, Rural Leduc County

MLS® #E4436949

## \$420,000

0 Bedroom, 0.00 Bathroom, Rural on 2.59 Acres

Gateway Estate, Rural Leduc County, AB

FREEDOM, FUNCTION & FUTURE POTENTIAL collide on this 2.59-acre parcel in prime Leduc County! Loaded with value, this property features a massive 47'x23' shopâ€"drywalled, insulated, and poweredâ€"ready for your business, storage, or hobby needs. No heat or water? No problemâ€"bring your own systems and build your vision from the ground up. The lot is partially treed for privacy and perfectly sized for those craving space without isolation. Zoned for flexibility with no building timeline, you can dream big without red tape. 10 minutes to Beaumont, 15 to Nisku, 20 to Sherwood Parkâ€"commute with ease while enjoying country freedom. Whether you're starting a business, building a home, or investing in land that WORKS, this opportunity hits hard. Add the neighboring lot (also for sale) to expand your footprint. Opportunities like this don't waitâ€"neither should you.

### **Essential Information**

MLS® # E4436949 Price \$420,000

Bathrooms 0.00 Acres 2.59







Type Rural

Sub-Type Vacant Lot/Land

Status Active

# **Community Information**

Address Lot 4c 50450 Range Road 233

Area Rural Leduc County

Subdivision Gateway Estate

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 0L4

### **Exterior**

Exterior Features Airport Nearby, Golf Nearby, Private Setting, Shopping Nearby, Treed

Lot

## **Additional Information**

Date Listed May 16th, 2025

Days on Market 166

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 29th, 2025 at 4:02am MDT