

## \$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 | 10              |
| Zoning         | Zone 80         |

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Listing information last updated on August 1st, 2025 at 3:48pm MDT