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

MLS® #E4436907

#### \$420,000

0 Bedroom, 0.00 Bathroom, Rural on 2.57 Acres

Gateway Estate, Rural Leduc County, AB

UNLEASH THE POTENTIAL on this 2.57-acre opportunity in 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. Fenced and ready for your vision, this property also features a solid 23'x31' barn with stalls and a storage roomâ€"perfect for livestock, equipment, or future workshop dreams. Power is already on-site. Partially treed for natural privacy with room to expand, build, or just breathe. Location is unbeatable: only 10 minutes to Beaumont, 15 to Nisku, and 20 to Sherwood Parkâ€"ideal for commuters, hobby farmers, or entrepreneurs needing space without sacrificing convenience. Whether you're building a dream home, launching a small agri-business, or simply staking your claim in Alberta's heartland, this property delivers raw potential with zero compromise. No building timelineâ€"just freedom. Acreages this versatile and this close to major hubs are rare.

#### **Essential Information**

MLS® # E4436907 Price \$420,000

Bathrooms 0.00







Acres 2.57 Type Rural

Sub-Type Vacant Lot/Land

Status Active

### **Community Information**

Address Lot 4b 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, Fenced, Golf Nearby, Private Setting, Shopping Nearby,

Treed Lot

## **Additional Information**

Date Listed May 16th, 2025

Days on Market 172

Zoning Zone 80

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Listing information last updated on November 4th, 2025 at 3:32am MST