

\$450,000 - 50314 Range Road 262, Rural Leduc County

MLS® #E4424082

\$450,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

None, Rural Leduc County, AB

This 2.26-acre parcel has DC-020 zoning for light and medium industrial uses as per the South Devon Industrial Area Structure Plan. With prime access to Highway 60 and 19 it is minutes from the Town of Devon, Edmonton, Leduc, Nisku, and the Edmonton International Airport. The existing residential styled structure was built circa 1992 and has been used for office space. It features four (4) rooms, two (2) bathrooms, a kitchen, and a double attached garage. The shingles were recently changed circa 2023. Property has a well, septic field, gas and power. Alberta Land Title Number: 082 404 576. Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed. Buyer to confirm information during their Due Diligence.

Built in 1992

Essential Information

MLS® #	E4424082
Price	\$450,000
Bathrooms	0.00
Acres	0.00
Year Built	1992
Type	Industrial
Status	Active



Community Information

Address 50314 Range Road 262
Area Rural Leduc County
Subdivision None
City Rural Leduc County
County ALBERTA
Province AB
Postal Code T9G 0E8

Exterior

Exterior Wood Frame
Construction Wood Frame

Additional Information

Date Listed March 5th, 2025
Days on Market 43
Zoning Zone 90

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 April 17th, 2025 at 6:47am MDT