

FOR SALE

DEVELOPMENT LAND

5405 - 45 Street, Leduc, AB



HIGHLIGHTS

Positioned in the established and evolving community of North Telford, this fully serviced development parcel presents a rare opportunity for residential builders and investors. Located within a growing node of approximately 2,000–2,500 residents, the site is ideally suited for new residential construction. Whether you're a builder, investor, or developer, this is an excellent opportunity to secure land in one of Leduc's most promising residential pockets.

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Additional Features

- Fully serviced
- Development-ready
- Flexible residential potential
- Located in a maturing and desirable neighborhood

Property Details & Financials

MUNICIPAL ADDRESS	5405 - 45 Street, Leduc AB
LEGAL DESCRIPTION	Plan: 0920425; Block: 22; Lot: 21
ZONING	UR (Urban Residential)
SITE SIZE	8.14 acres ±
SALE PRICE	\$2,450,000.00 (\$300,982.80/acre)
PROPERTY TAXES	\$5,500.90/yr (2025)
POSSESSION	Negotiable



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Development Potential

The surrounding area continues to experience steady revitalization, with a blend of:

- Infill residential projects
- Newly constructed homes
- Well-maintained original properties

This mix supports a range of development possibilities and long-term value growth.

This property offers significant upside for the right developer, combining:

- Prime new residential construction
- Proximity to parks, recreation, and amenities
- Strong neighborhood fundamentals
- Ongoing residential growth in the area

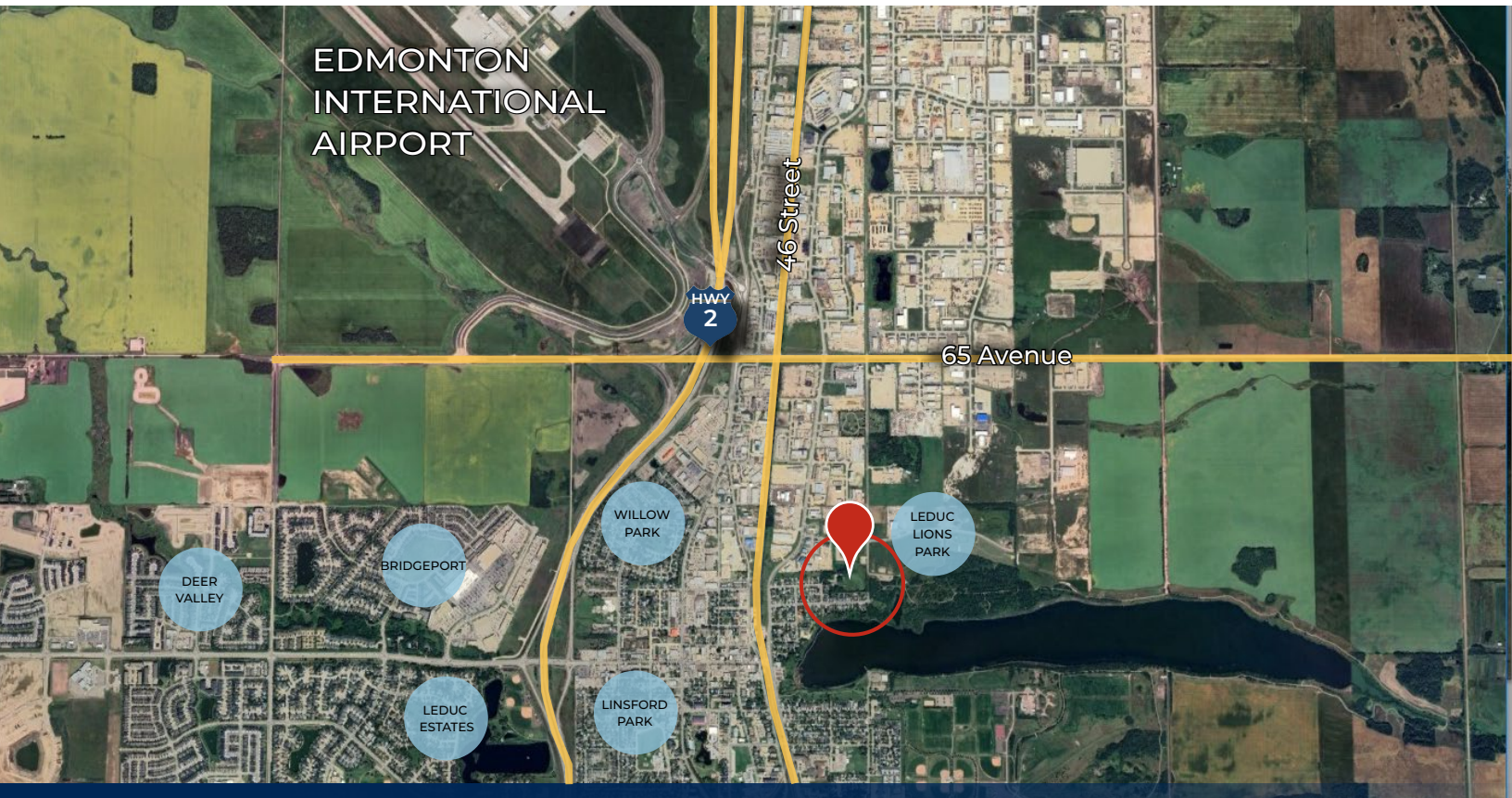


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Quality Based on Results, Not Promises.



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