



FOR SALE

\$5,999,000.00

RANGE RD 250

SAUNDERS LAKE

TOWNSHIP RD 500

NISKU FUTURE DEVELOPMENT LAND

24536 TWP 500, Leduc County, Alberta

Property Highlights

- Located in the Northwest Saunders Lake Local Area Structure Plan (LASP)
- Great proximity to water pipeline, 240V Transmission Lines and three (3) phase power
- Artificial Intelligence, Datacentre, Crypto Mining potential with possible access to nearby transmission lines
- Located south of Nisku Business Park
- Five-minute drive to Edmonton International Airport, and adjacent to Leduc city limits

Short Legal Address

4,24,50,6 SE

Lot Size

± 80 Acres

Municipality

Leduc County, Alberta

Zoning

AG (Agriculture)

Sale Price

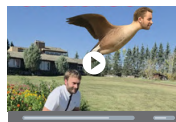
\$5,999,000.00

Price Per Acre

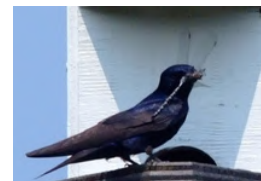
\$74,987.50/Acre



[View On Maps](#)



[Property Tour](#)



CHRISTIAN JONES, Vice President

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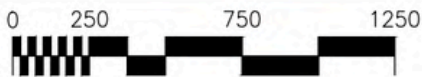
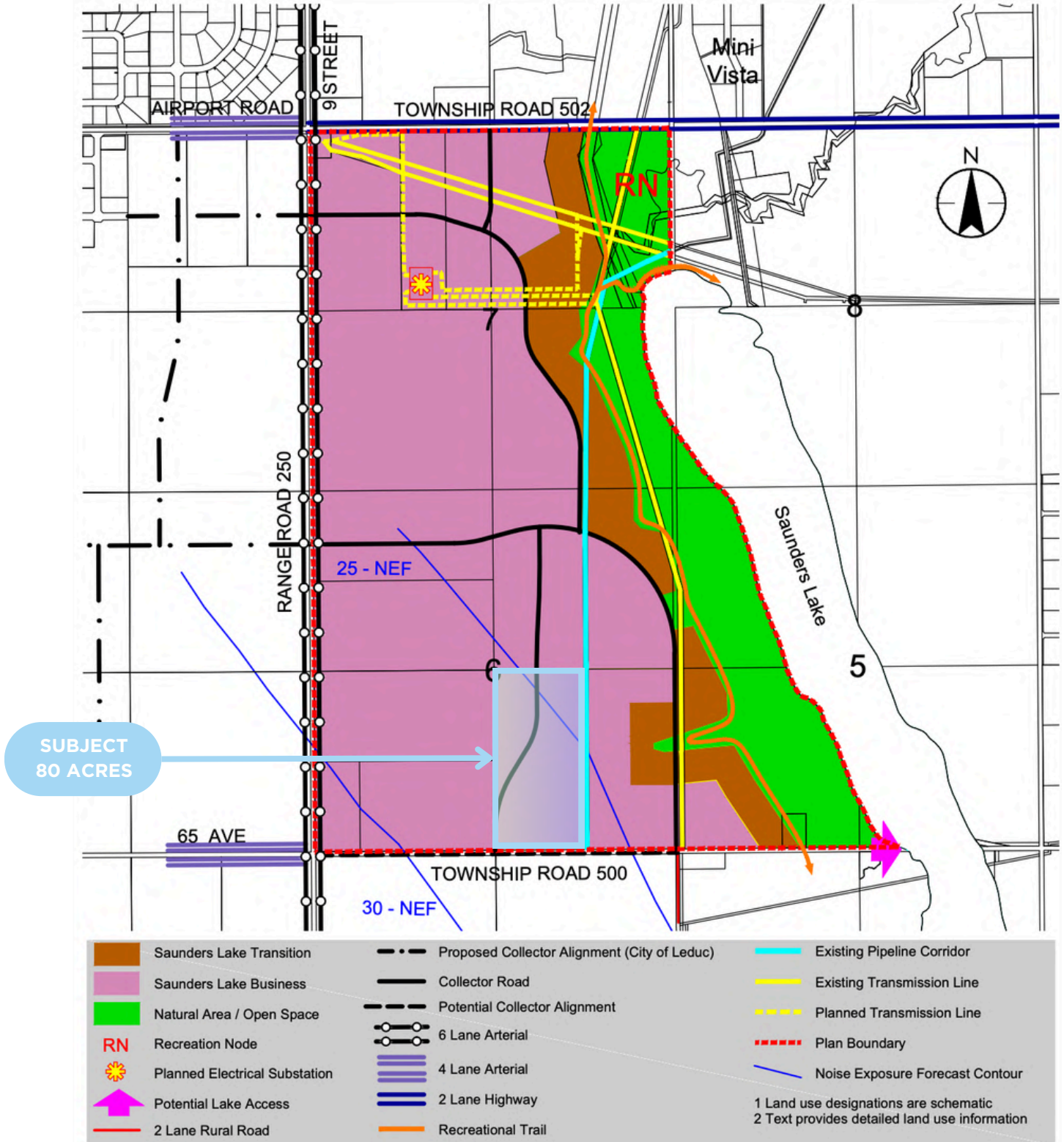
REMAX
Excellence

REMAX
COMMERCIAL

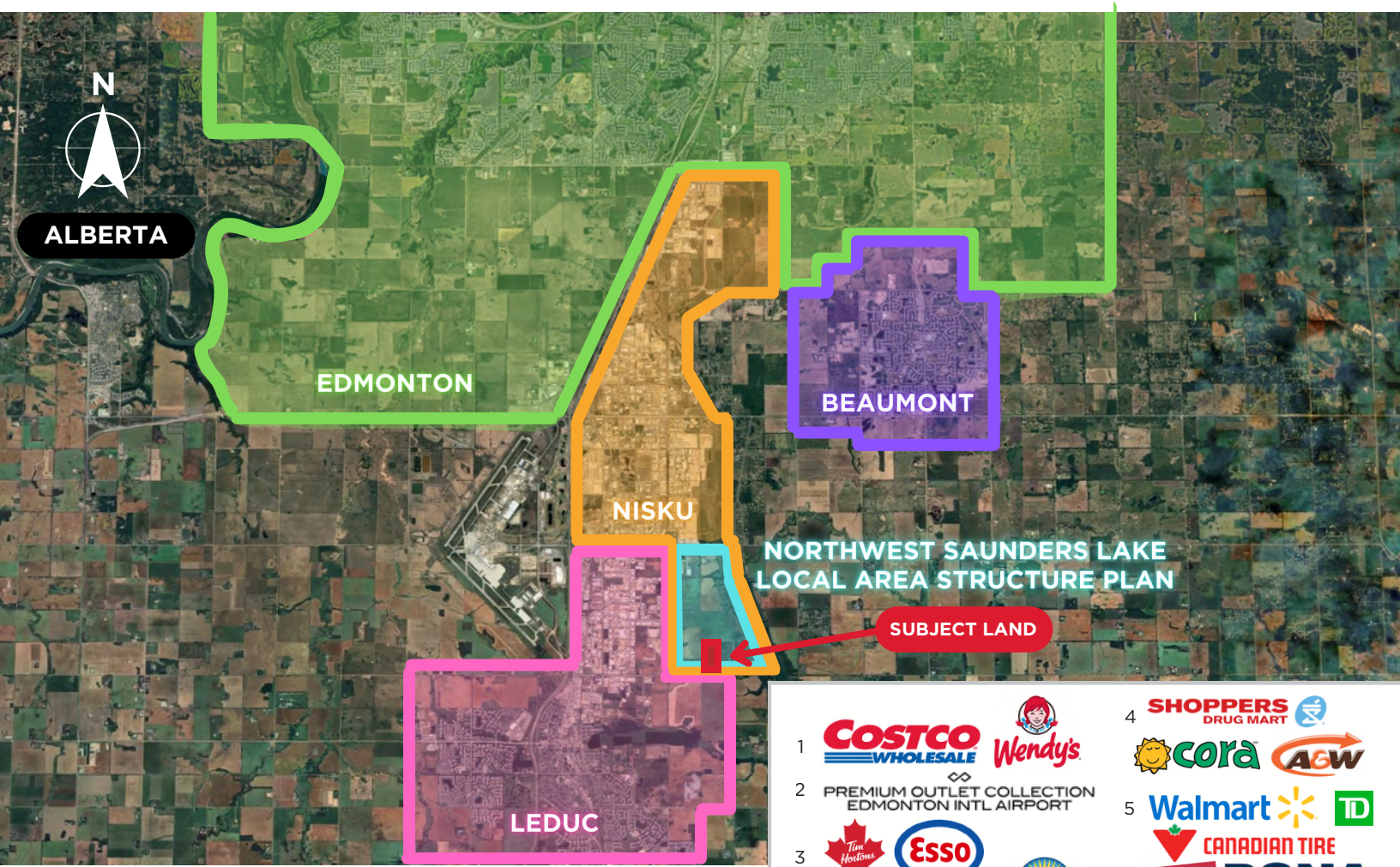
DEVELOPMENT CONCEPT AREA STRUCTURE PLAN

NORTHWEST SAUNDERS LAKE LOCAL AREA STRUCTURE PLAN

Click the image to download the full area structure plan report.



MAP



1	COSTCO WHOLESALE	Wendy's	4	SHOPPERS DRUG MART
2	PREMIUM OUTLET COLLECTION EDMONTON INTL AIRPORT		5	Walmart TD
3	Tim Hortons	Esso	6	STAPLES RONA
	KALTIRE	Days Inn BY WYNDHAM		Leduc Community Hospital



Property looking North



Property looking Northwest



Property Home
Built Circa 1977






SAUNDERS LAKE



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