

\$1,950,000 - Range Road 253, Rural Leduc County

MLS® #A2256272

\$1,950,000

0 Bedroom, 0.00 Bathroom,
Land on 111.33 Acres

NONE, Rural Leduc County, Alberta

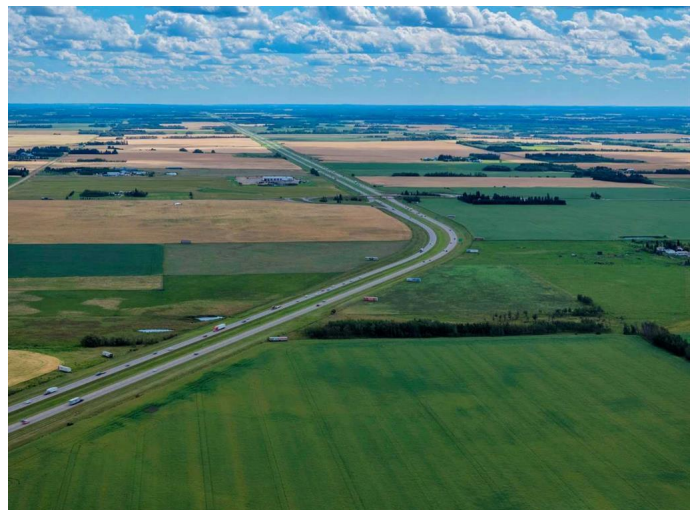
What if you could own land that pays you today and positions you perfectly for tomorrow's boom?

This +110 acre property in Leduc isn't just dirt and fences—it's leverage. Right now, it's zoned AG-GEN with steady agricultural usability. But here's the kicker: it sits just outside the Leduc Area Structure Plan boundary—which means you're not buying "someday land," you're buying land that's already staring down the path of progress.

Just 3 km from the community development of Black Stone, minutes from Edmonton, and hugging the QE2 corridor straight to the Edmonton International Airport. Translation? You're in the slipstream of development pressure.

Leduc isn't a sleepy town anymore—it's one of Alberta's fastest-growing corridors with industrial expansion, housing demand, and infrastructure investment driving momentum. Upcoming opportunities in this region mean smart investors are stacking chips here before the wave crests.

Hold it. Farm it. Position yourself for the next development surge. Either way, you're not speculating—you're securing scarcity in a market that's moving.



Don't wait until this parcel is inside the line. That's when everyone else will show up.

Path of progress. Immediate use. Long-term upside. 2026 Crop in high demand by local farmers – Rental income while you hold.

This is where investors with foresight plant their flag.

Essential Information

MLS® #	A2256272
Price	\$1,950,000
Bathrooms	0.00
Acres	111.33
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	Range Road 253
Subdivision	NONE
City	Rural Leduc County
County	Leduc County
Province	Alberta
Postal Code	T4X2L1

Additional Information

Date Listed	September 10th, 2025
Days on Market	13
Zoning	AG

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.