

# \$1,495,000 - 50362 Rge Rd 281, Rural Leduc County

MLS® #E4272735

**\$1,495,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 39.77 Acres

None, Rural Leduc County, AB

North Saskatchewan river front property. This is a great site for your private country estate home. Almost 40 acres of rolling land with substantial site work done including privacy fencing and gate, under ground power service to the building site, 1000's of planted trees, river water pumping system and piping to the 14 RV sites. There is also an extensive stairway to the rivers edge with observation decks and gazebo along the way. The property has many walking trails along the top of the river bank and view point vistas along the way. The planted evergreen and deciduous trees have been thoughtfully planted to provide idea sites for RV parking. Presently the open hay lands are rented out at \$1,000 per year. From this property it will be a 25 minute drive to Leduc/Nisku International Airport area and even less to Devon.



## Essential Information

MLS® #	E4272735
Price	\$1,495,000
Bathrooms	0.00
Acres	39.77
Type	Rural

## Community Information

Address 50362 Rge Rd 281

Area	Rural Leduc County
Community	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0V 0V0

### **Amenities**

Is Waterfront	Yes
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### **Exterior**

Exterior Features	Fenced, Fruit Trees/Shrubs, No Through Road, Picnic Area, Private Setting, Recreation Use, River Valley View, River View, Rolling Land, Sloping Lot, Subdividable Lot, Water Front, Private Park Access
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Listing information last updated on May 28th, 2022 at 1:31 am CDT