



**GRASSROOTS**  
REALTY GROUP

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**Range Rd 253 Road**  
**Rural Leduc County, Alberta**

**MLS # A2268789**



**\$1,950,000**

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**Division:** NONE

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**Lot Size:** 110.30 Acres

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**Lot Feat:** -

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**By Town:** Leduc

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**LLD:** 9-49-25-W4

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**Zoning:** AG

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**Water:** None

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**Sewer:** -

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**Utilities:** -

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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 &dash; Rental income while you hold. This is where investors with foresight plant their flag.