



**GRASSROOTS**  
REALTY GROUP

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## Range Road 243 and Township Road 504 Rural Leduc County, Alberta

**MLS # A2274170**

80.43 ACRES OF FUTURE DEVELOPMENT LAND  
Range Road 243 & Township Road 504 (Highway 625), Leduc County



### HIGHLIGHTS

- 80.43 acres ± of future development land
- Land neighbours City of Beaumont, located in Leduc County
- Ideal for current agricultural use, agri-business ventures, or as a strategic investment for future value growth. Quick access to amenities and major transportation routes from Highway 625 (Township Road 504). Close proximity to Beaumont, Nisku, and the EIA

**\$3,217,200**

Division: NONE

Cur. Use: Vacant

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Beaumont

Basement: -

LLD: 22-50-24-W4

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: See Remarks

Click brochure link for more details\*\* 80.43 acres &plusmn; of future development land. Land neighbours City of Beaumont, located in Leduc County. Ideal for current agricultural use, agri-business ventures, or as a strategic investment for future value growth. Quick access to amenities and major transportation routes from Highway 625 (Township Road 504). Close proximity to Beaumont, Nisku, and the EIA