



GRASSROOTS
REALTY GROUP

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**Highway 616 Range Road 254 Range
Rural Wetaskiwin No. 10, County of, Alberta**

MLS # A2276407



\$409,000

Division: NONE

Lot Size: 78.85 Acres

Lot Feat: -

By Town: Leduc

LLD: 32-47-25-W4

Zoning: AG

Water: None

Sewer: -

Utilities: -

Set on 78.85 acres, this versatile farm parcel offers an outstanding opportunity to build the residential homestead you've always envisioned, while enjoying privacy, productivity, and exceptional natural features. A naturally occurring 15-acre pond anchors the property, providing a scenic centerpiece and attracting abundant wildlife throughout the seasons. Approximately 30 acres are currently under cultivated production, with additional dry land well suited for expanding crop acreage or utilizing as pasture. Aspen and willow stands, native grasses, and gently rolling terrain create a balanced mix of open land and natural cover. Moose, deer, waterfowl, and songbirds are found in abundance, enhancing the property's appeal for those who value a strong connection to nature. The land offers ample space for a home, shop, and barns, with perimeter fencing in place on three sides. Conveniently located 1 KM from Highway 2 and approximately 15 minutes from Leduc, the property is also within easy reach of Nisku, Edmonton, Ponoka, and Red Deer, while Pigeon Lake is just a short drive away. This is a rare opportunity to secure a manageable acreage that blends agricultural potential, recreational enjoyment, and an ideal rural homesite with excellent regional access.