

\$3,213,000 - 50214 Highway 814, Rural Leduc County

MLS® #E4403871

\$3,213,000

0 Bedroom, 0.00 Bathroom,
Rural on 153.00 Acres

Valleyview (Leduc), Rural Leduc County, AB

Explore 153 acres of prime land strategically situated just minutes from Edmonton, Edmonton International Airport, Beaumont, and Leduc. This property features a 1,000 sq. ft. residence equipped with a new hot water tank and furnace, currently earning \$1,700 per month from a reliable, long-term tenant who is interested in staying. The property also includes a profitable farming lease and approximately 5 acres of wooded area, ideal for hunting. Don't miss this exceptional investment opportunity!

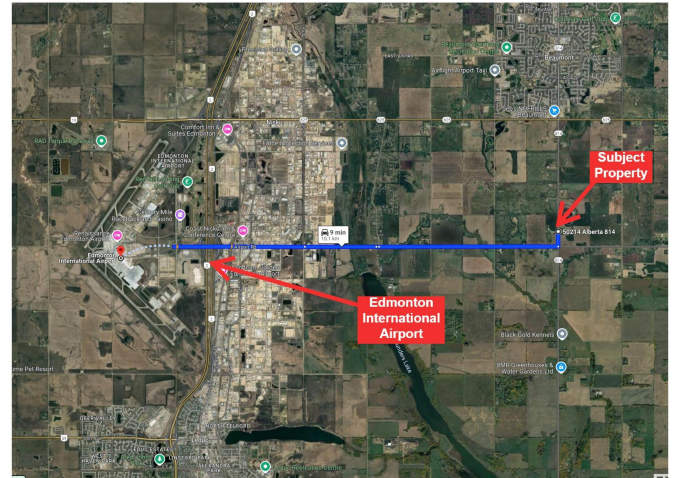
Built in 1954

Essential Information

| | |
|------------|-----------------|
| MLS® # | E4403871 |
| Price | \$3,213,000 |
| Bathrooms | 0.00 |
| Acres | 153.00 |
| Year Built | 1954 |
| Type | Rural |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 50214 Highway 814 |
| Area | Rural Leduc County |
| Subdivision | Valleyview (Leduc) |



| | |
|-------------|--------------------|
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 0K3 |

Interior

| | |
|---------|--------------|
| Heating | Forced Air-1 |
|---------|--------------|

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Airport Nearby, Corner Lot, Creek |
|-------------------|-----------------------------------|

Additional Information

| | |
|-------------|-------------------|
| Date Listed | August 27th, 2024 |
|-------------|-------------------|

| | |
|----------------|-----|
| Days on Market | 278 |
|----------------|-----|

| | |
|--------|---------|
| Zoning | Zone 80 |
|--------|---------|

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 1st, 2025 at 5:17pm MDT