



FOR SALE

± 80 ACRES

RANGE RD 250

SAUNDERS
LAKE

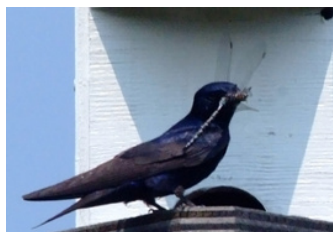
TOWNSHIP RD 500

NISKU FUTURE DEVELOPMENT LAND

24536 TWP 500, Leduc County, Alberta

Property Highlights

- Located in the Northwest Saunders Lake Local Area Structure Plan (LASP)
- Great proximity to water pipeline, 240V Transmission Lines and three (3) phase power
- Artificial Intelligence, Datacentre, Crypto Mining potential with possible access to nearby transmission lines
- Located south of Nisku Business Park
- Five minute drive to Edmonton International Airport, and adjacent to Leduc city limits



Rate	\$83,000.00/Acre
Parcel Size	± 80 Acres
Asking Price	\$6,640,000.00



View On Maps



**See property
tour here!**

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

Christian Jones, Vice President

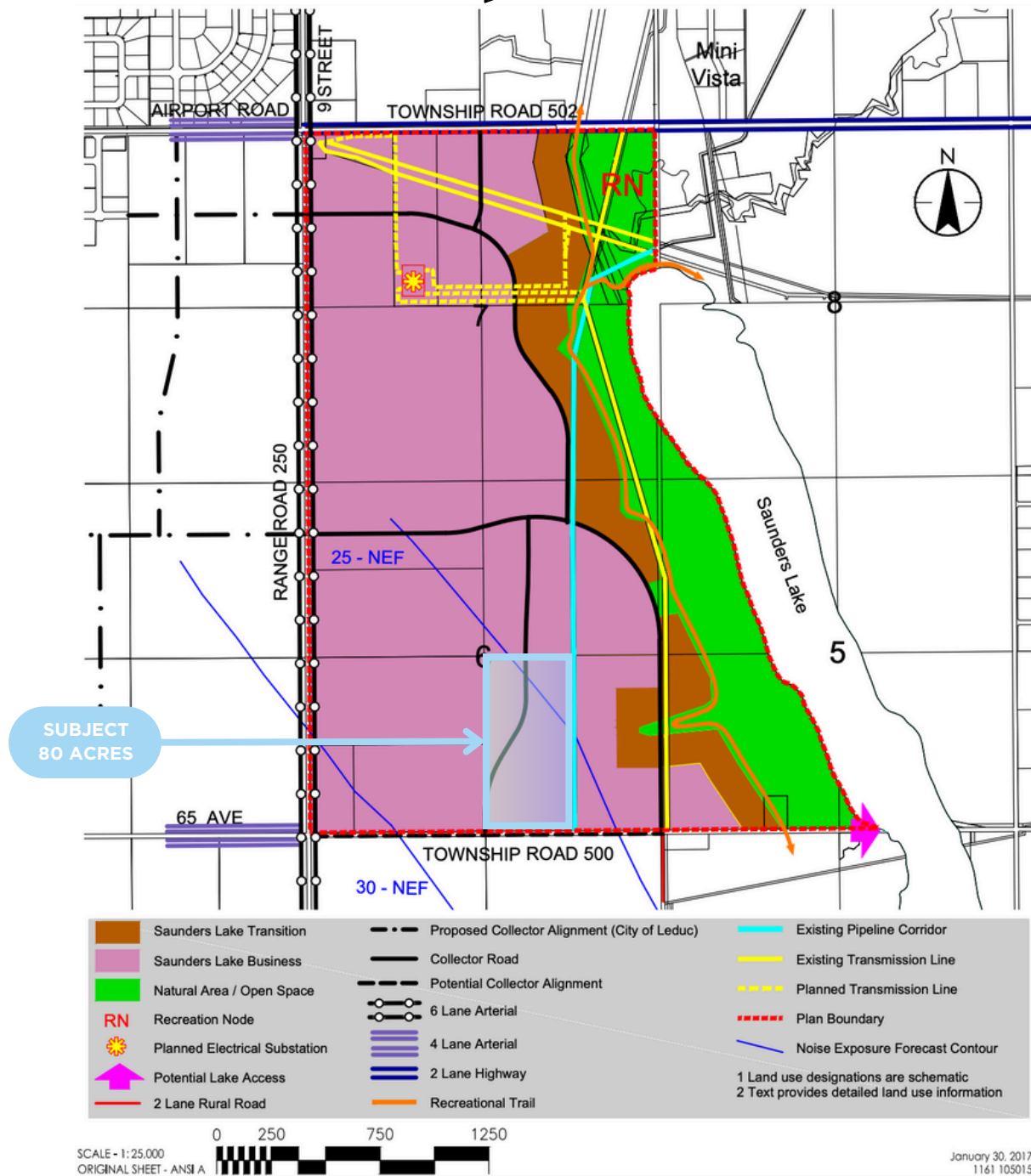
☎ (780) 716.2851

✉ 1988jones@gmail.com

NORTHWEST SAUNDERS LAKE LOCAL AREA STRUCTURE PLAN

DEVELOPMENT CONCEPT

Click the image to download the full area structure plan report.





ALBERTA

EDMONTON

BEAUMONT

NISKU

NORTHWEST SAUNDERS LAKE LOCAL AREA STRUCTURE PLAN

SUBJECT LAND

LEDUC

1 **COSTCO**
WHOLESALE

Wendy's

2 PREMIUM OUTLET COLLECTION
EDMONTON INTL AIRPORT

3 Tim Hortons

Esso

KALTIRE

Days Inn
BY WYNDHAM

4 **SHOPPERS**
DRUG MART

cora AGW

5 Walmart TD

CANADIAN TIRE
STAPLES RONA

6 Leduc Community
Hospital

QUEEN ELIZABETH II HWY

Nisku

AIRPORT RD

TOWNSHIP RD 502

Edmonton
International
Airport

Saunders Lake

SUBJECT LAND
80 ACRES

65 AVE

TOWNSHIP RD 500

North Telford

South Telford

Deer Valley

50 AVE

Leduc Estates

PROPERTY INFORMATION

Municipality:	Leduc County, Alberta
Short Legal:	4,24,50,6 SE
Zoning:	AG (Agriculture)
Parcel Size	± 80 Acres
Price Per Acre:	\$83,000.00/Acre
Sale Price:	\$6,640,000.00



Property looking Northwest



Property Home
Built Circa 1977





CONTACT:

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