

## \$450,000 - 50314 Range Road 262, Rural Leduc County

MLS® #E4424082

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, Rural Leduc County, AB

This 2.26-acre parcel has DC-020 zoning for light and medium industrial uses as per the South Devon Industrial Area Structure Plan. With prime access to Highway 60 and 19 it is minutes from the Town of Devon, Edmonton, Leduc, Nisku, and the Edmonton International Airport. The existing residential styled structure was built circa 1992 and has been used for office space. It features four (4) rooms, two (2) bathrooms, a kitchen, and a double attached garage. The shingles were recently changed circa 2023. Property has a well, septic field, gas and power. Alberta Land Title Number: 082 404 576. Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed. Buyer to confirm information during their Due Diligence.

Built in 1992

### Essential Information

MLS® #	E4424082
Price	\$450,000
Bathrooms	0.00
Acres	0.00
Year Built	1992
Type	Industrial
Status	Active



## Community Information

Address	50314 Range Road 262
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T9G 0E8

## Exterior

Exterior	Wood Frame
Construction	Wood Frame

## Additional Information

Date Listed	March 5th, 2025
Days on Market	45
Zoning	Zone 90

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Listing information last updated on April 18th, 2025 at 10:17pm MDT