

FOR SALE

19.99 ACRES BORDERING CITY OF LEDUC

50009 Range
Road 250,
Leduc County

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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**BORDERING CITY
OF LEDUC**

TRANSITION LAND

FUTURE MIXED USE

**NEW 65 AVENUE
INTERCHANGE**

CLICK TO VIEW: FOR SALE IN AUCTION

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Chris Van Den Biggelaar
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PROPERTY HIGHLIGHTS

- Access to amenities & major transportation routes (Quick access to Queen Elizabeth Highway 2)
- 14 Minute Drive to Edmonton International Airport
 - 31 Minutes to CP Railway Intermodal
- Land neighbours City of Leduc, located in County of Leduc within Nisku Major Employment Centre (MEC) ASP
- On-demand transit operates in Nisku Business Park
- Potential for future Mixed Use (refer to ASP)
- Northbound and Southbound access to Highway 2 via new traffic interchange on [65th Avenue](#)

Quick access to
Edmonton airport
trade corridor

PROPERTY DESCRIPTION

MUNICIPAL ADDRESS

50009 Range Road 250,
Leduc County

LEGAL DESCRIPTION

Plan 9926636 Lot 3

ZONING

AG - Agricultural

AREA STRUCTURE PLANS

[Saunders Lake ASP](#),
[Nisku MEC ASP](#)

SALE PRICE

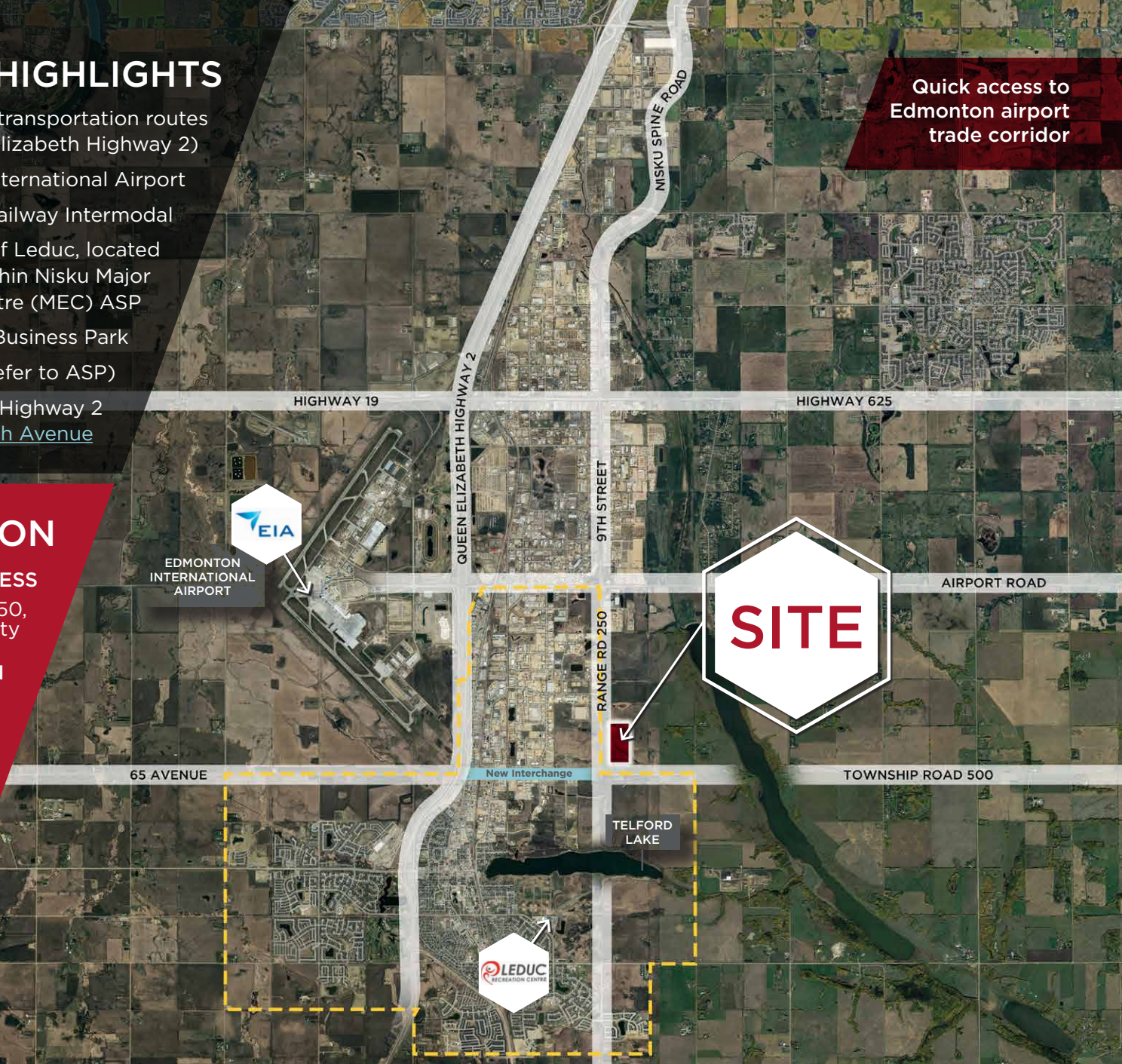
\$1,750,000

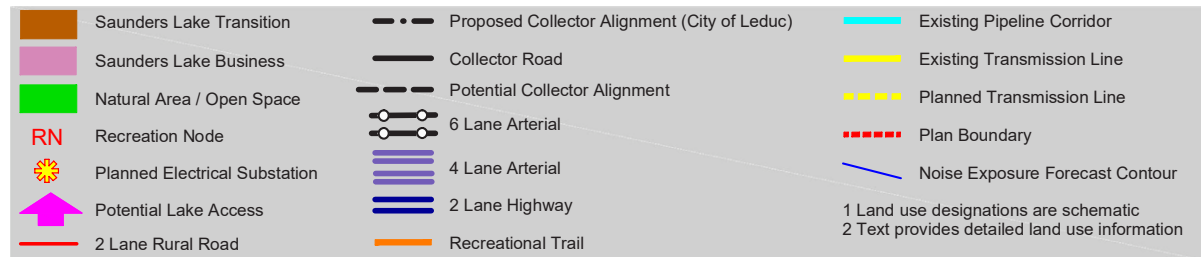
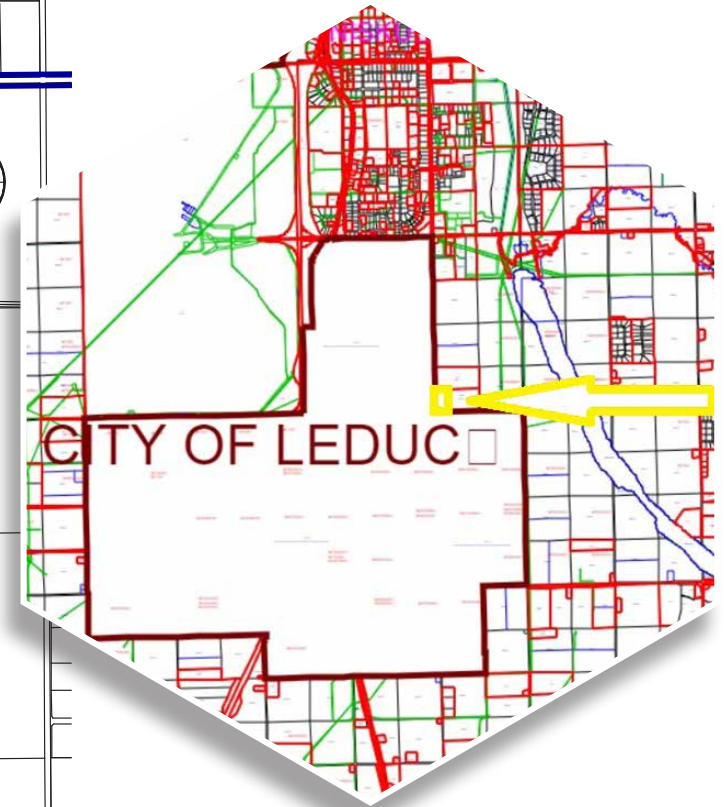
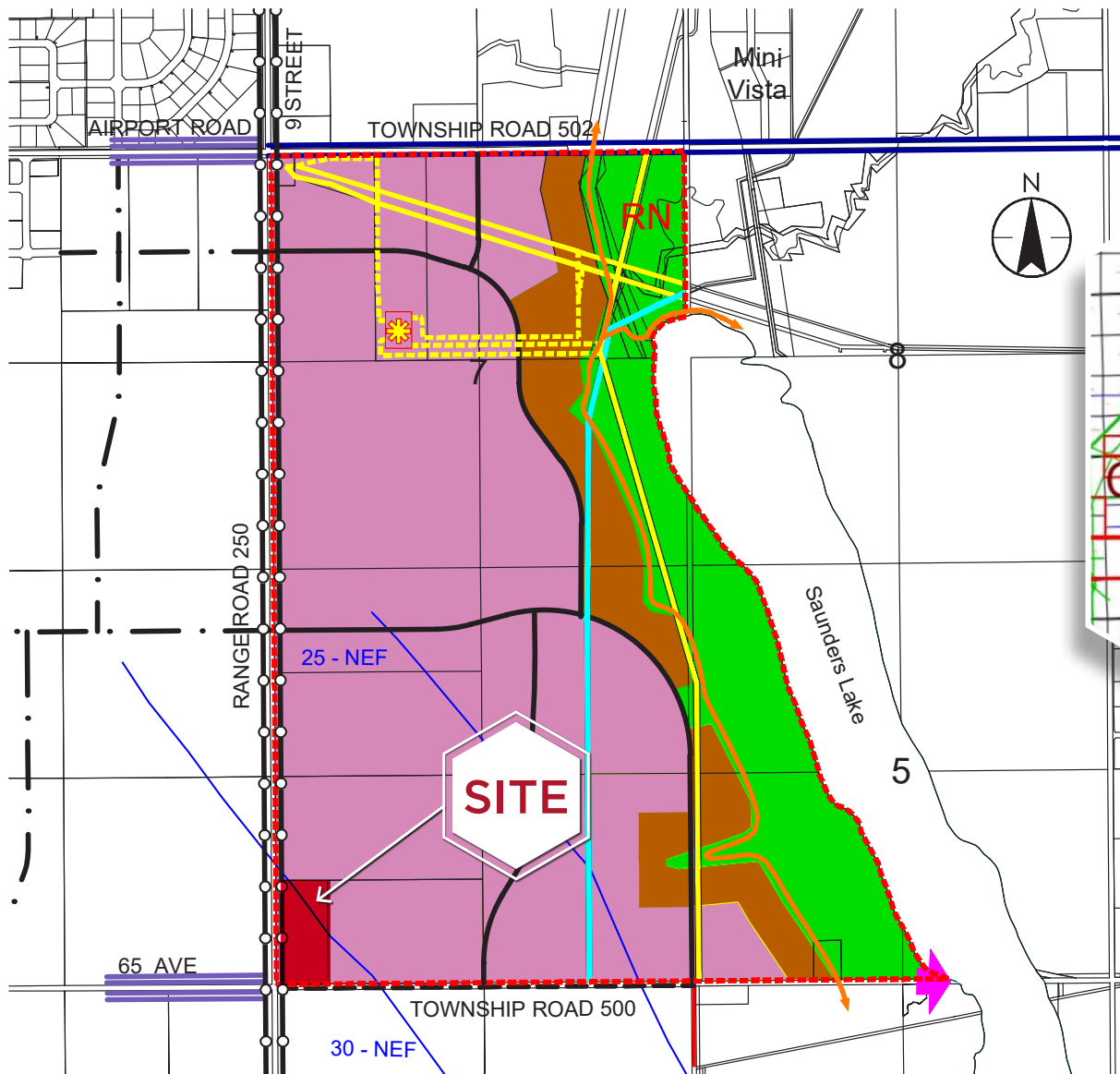
TAXES

\$4,900 (2023) TBC

LEDUC COUNTY VISION STATEMENT

“Leduc County offers an economic advantage, sustainable agriculture networks, environmental leadership and unsurpassed quality of life”





Source: Page 37 NW Saunders Lake local ASP (September 2023)

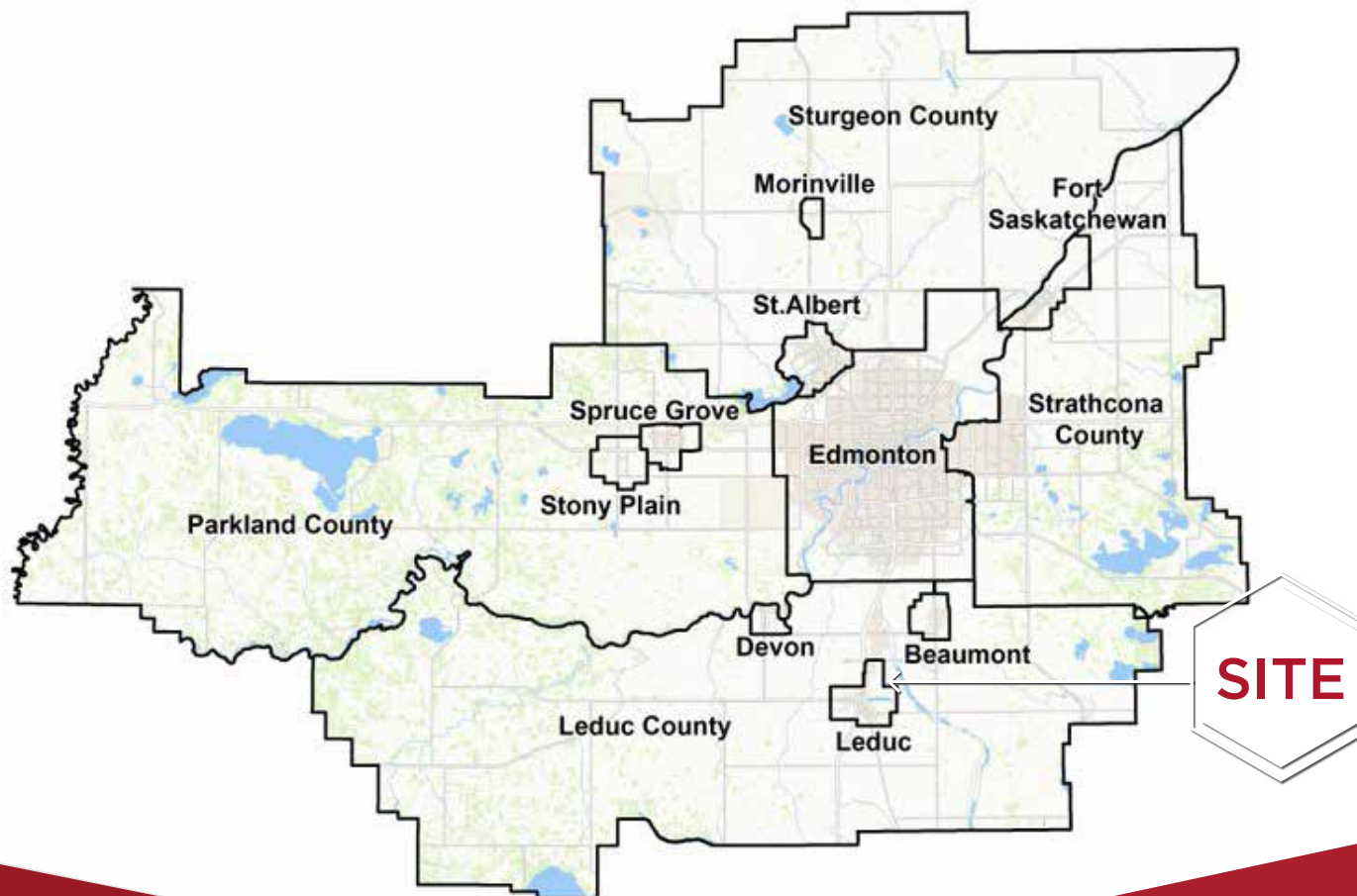
14 MIN. TO THE AIRPORT
7 MIN. TO LEDUC
RECREATION CENTRE
5 MIN. TO NISKU
BUSINESS PARK

**CLICK BELOW
LINKS TO VIEW:**

[WITHIN NORTHWEST
SAUNDERS LAKE ASP](#)

[WITHIN NISKU MAJOR
EMPLOYMENT CENTRE ASP](#)

[ALL DIRECTIONAL ACCESS
TO 65 AVENUE FROM QEII/
HIGHWAY 2](#)



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WAKEFIELD**
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