# \$10,000,000 - 25056 Twp Road 492, Rural Leduc County

MLS® #E4427388

## \$10,000,000

5 Bedroom, 8.50 Bathroom, 6,371 sqft Rural on 71.84 Acres

None, Rural Leduc County, AB

This exceptional nearly 72-acre parcel presents a rare opportunity to develop now or secure as a strategic land bank. With Leduc set to annex up to 38 quarter-sections, the area is primed for exponential growth, making this property an invaluable investment. Located just south of Edmonton, the city's planned expansion will incorporate nearly 2,500 hectares of rural land, paving the way for significant residential and commercial development. At its heart lies a meticulously designed bungalow, where modern luxury meets timeless craftsmanship. High-end finishes, state-of-the-art appliances, and spacious, light-filled interiors create an inviting retreat. Serene outdoor spaces further enhance its appeal. Whether you develop or enjoy this private sanctuary, this property offers a rare chance to invest in a city on the rise. Don't miss this extraordinary opportunity to be part of Leduc's transformation!







Built in 2015

#### **Essential Information**

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Price \$10,000,000

Bedrooms 5

Bathrooms 8.50

Full Baths 7

Half Baths 3

Square Footage 6,371

Acres 71.84

Year Built 2015

Type

Sub-Type Detached Single Family

Rural

Style Bungalow

Status Active

## **Community Information**

Address 25056 Twp Road 492

Area Rural Leduc County

Subdivision None

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 2M6

## **Amenities**

Features Air Conditioner, Exercise Room, Pool-Outdoor, R.V. Storage, Secured

Parking, Wet Bar, See Remarks

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-2, In Floor Heat System, Natural Gas

Fireplace Yes

Stories 3

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood

Exterior Features Level Land, Private Setting, See Remarks

Construction Wood Foundation Slab

#### **Additional Information**

Date Listed March 25th, 2025

Days on Market 222

Zoning Zone 80

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