

FOR SALE

# 19.99 ACRES BORDERING CITY OF LEDUC

50009 Range  
Road 250,  
Leduc County

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
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Edmonton, AB T5J 2Z1  
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**BORDERING CITY  
OF LEDUC**

**TRANSITION LAND**

**FUTURE MIXED USE**

**NEW 65 AVENUE  
INTERCHANGE**

**±19.99  
ACRES**

**CLICK TO VIEW: FOR SALE IN AUCTION**

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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

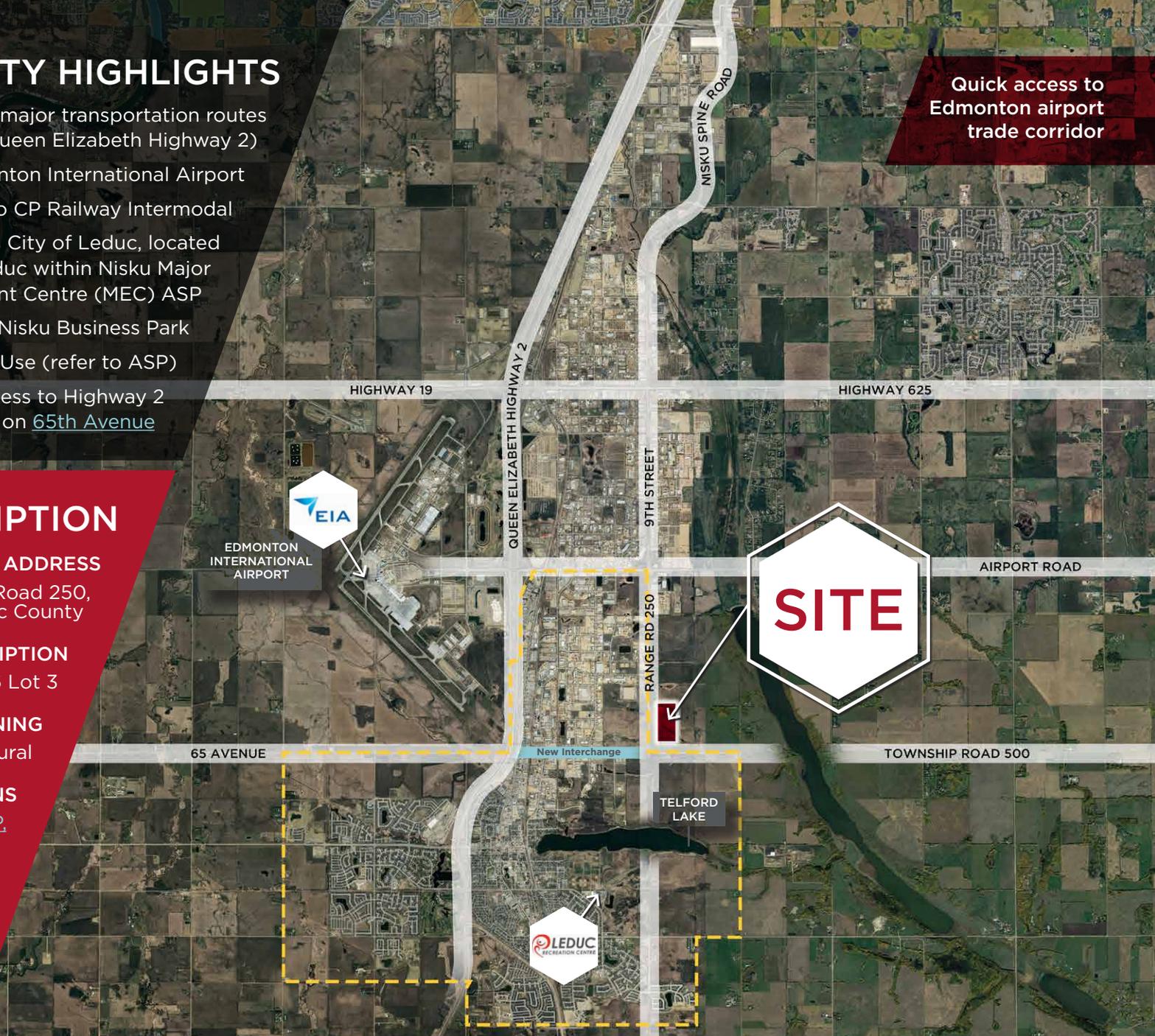
[Saunders Lake ASP](#),  
[Nisku MEC ASP](#)

### SALE PRICE

\$1,750,000

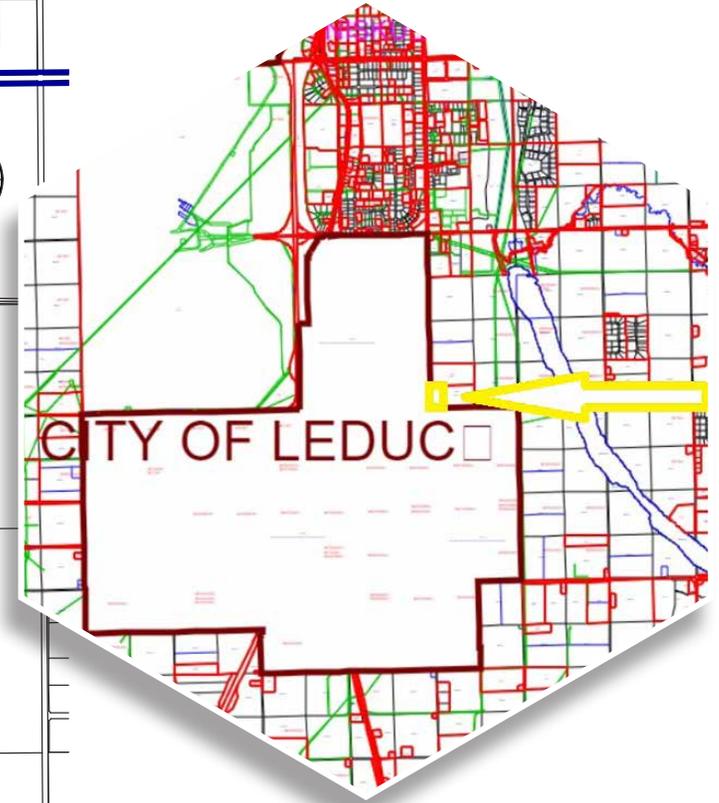
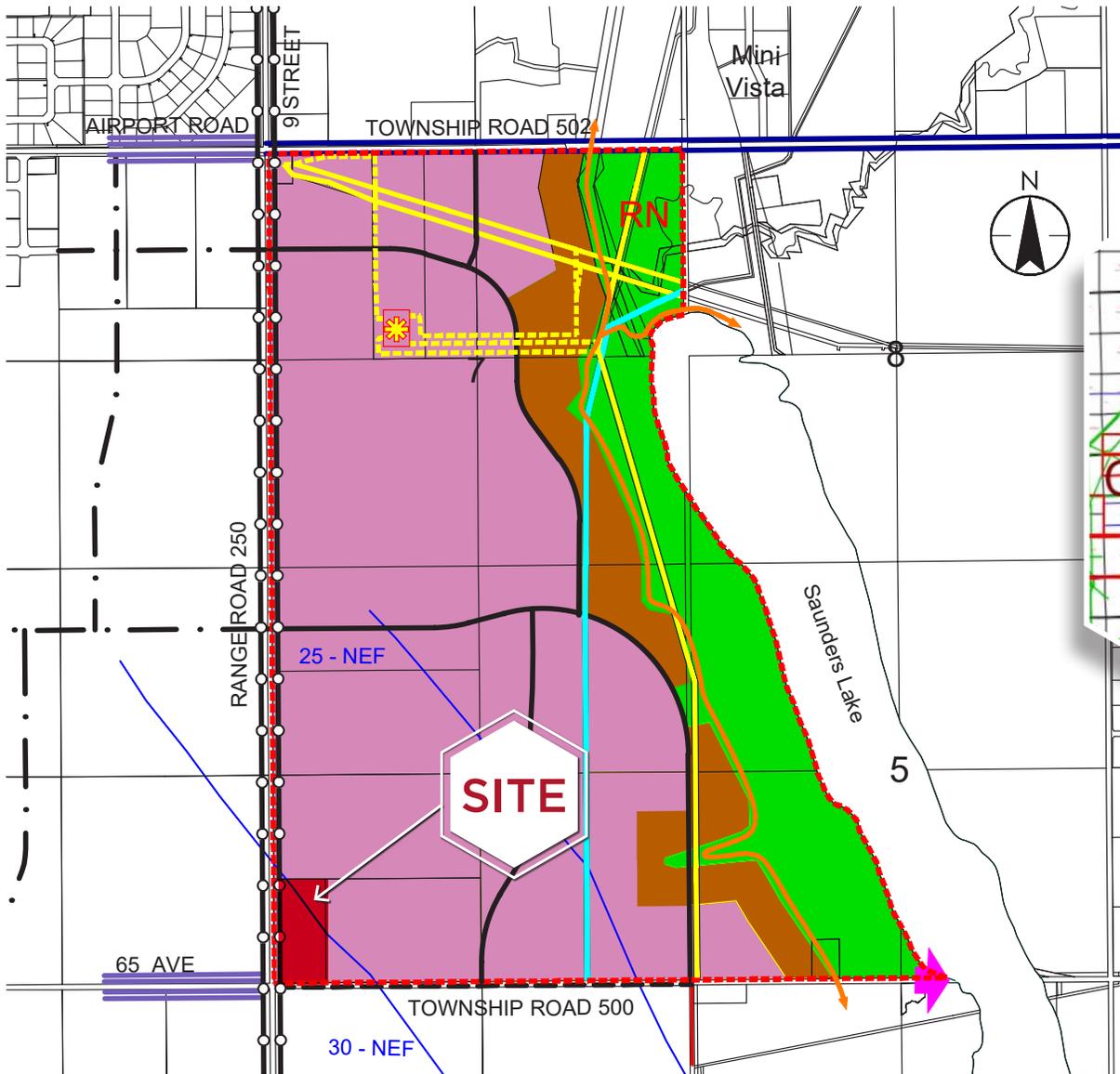
### TAXES

\$4,900 (2023) TBC



## LEDUC COUNTY VISION STATEMENT

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



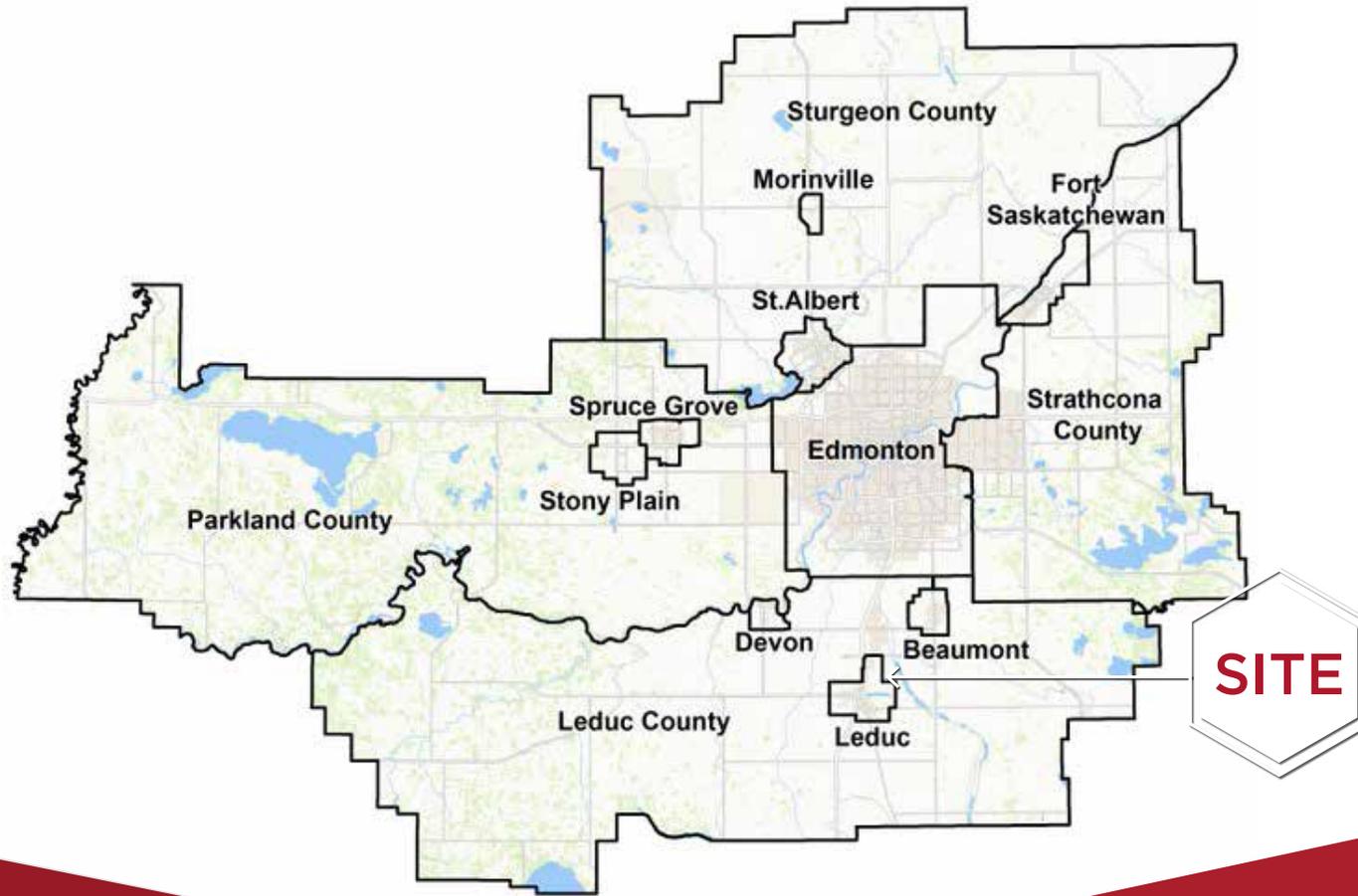
Saunders Lake Transition	Proposed Collector Alignment (City of Leduc)	Existing Pipeline Corridor
Saunders Lake Business	Collector Road	Existing Transmission Line
Natural Area / Open Space	Potential Collector Alignment	Planned Transmission Line
RN Recreation Node	6 Lane Arterial	Plan Boundary
Planned Electrical Substation	4 Lane Arterial	Noise Exposure Forecast Contour
Potential Lake Access	2 Lane Highway	1 Land use designations are schematic
2 Lane Rural Road	Recreational Trail	2 Text provides detailed land use information

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**  
Edmonton

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