

# \$3,213,000 - 50214 Highway 814, Rural Leduc County

MLS® #E4403871

**\$3,213,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 153.00 Acres

Valleyview (Leduc), Rural Leduc County, AB

Explore 153 acres of prime land strategically situated just minutes from Edmonton, Edmonton International Airport, Beaumont, and Leduc. This property features a 1,000 sq. ft. residence equipped with a new hot water tank and furnace, currently earning \$1,700 per month from a reliable, long-term tenant who is interested in staying. The property also includes a profitable farming lease and approximately 5 acres of wooded area, ideal for hunting. Don't miss this exceptional investment opportunity!

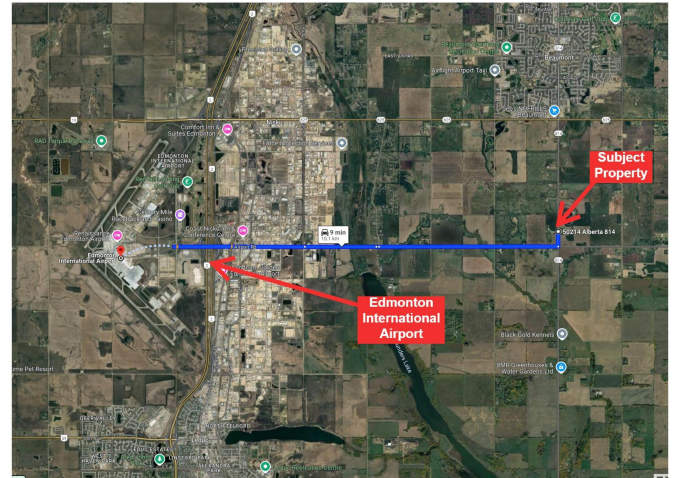
Built in 1954

## Essential Information

MLS® #	E4403871
Price	\$3,213,000
Bathrooms	0.00
Acres	153.00
Year Built	1954
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	50214 Highway 814
Area	Rural Leduc County
Subdivision	Valleyview (Leduc)



City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0K3

### **Interior**

Heating	Forced Air-1
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### **Exterior**

Exterior Features	Airport Nearby, Corner Lot, Creek
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### **Additional Information**

Date Listed	August 27th, 2024
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Days on Market	235
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Zoning	Zone 80
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Listing information last updated on April 18th, 2025 at 10:32pm MDT