

# \$420,000 - Lot 4c 50450 Range Road 233, Rural Leduc County

MLS® #E4436949

**\$420,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 2.59 Acres

Gateway Estate, Rural Leduc County, AB

**FREEDOM, FUNCTION & FUTURE POTENTIAL** collide on this 2.59-acre parcel in prime Leduc County! Loaded with value, this property features a massive 47'x23' shopâ€”drywalled, insulated, and poweredâ€”ready for your business, storage, or hobby needs. No heat or water? No problemâ€”bring your own systems and build your vision from the ground up. The lot is partially treed for privacy and perfectly sized for those craving space without isolation. Zoned for flexibility with no building timeline, you can dream big without red tape. 10 minutes to Beaumont, 15 to Nisku, 20 to Sherwood Parkâ€”commute with ease while enjoying country freedom. Whether youâ€™re starting a business, building a home, or investing in land that **WORKS**, this opportunity hits hard. Add the neighboring lot (also for sale) to expand your footprint. Opportunities like this donâ€™t waitâ€”neither should you.

## Essential Information

MLS® #	E4436949
Price	\$420,000
Bathrooms	0.00
Acres	2.59



Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Lot 4c 50450 Range Road 233
Area	Rural Leduc County
Subdivision	Gateway Estate
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0L4

### Exterior

Exterior Features	Airport Nearby, Golf Nearby, Private Setting, Shopping Nearby, Treed Lot
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### Additional Information

Date Listed	May 16th, 2025
Days on Market	56
Zoning	Zone 80

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Listing information last updated on July 11th, 2025 at 7:32pm MDT