

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

MLS® #E4436907

**\$420,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 2.57 Acres

Gateway Estate, Rural Leduc County, AB

UNLEASH THE POTENTIAL on this 2.57-acre opportunity in Leduc County! Loaded with value, this property features a massive 47'x23' shop—drywalled, insulated, and powered—ready for your business, storage, or hobby needs. Fenced and ready for your vision, this property also features a solid 23'x31' barn with stalls and a storage room—perfect for livestock, equipment, or future workshop dreams. Power is already on-site. Partially treed for natural privacy with room to expand, build, or just breathe. Location is unbeatable: only 10 minutes to Beaumont, 15 to Nisku, and 20 to Sherwood Park—ideal for commuters, hobby farmers, or entrepreneurs needing space without sacrificing convenience. Whether you're building a dream home, launching a small agri-business, or simply staking your claim in Alberta's heartland, this property delivers raw potential with zero compromise. No building timeline—just freedom. Acreages this versatile and this close to major hubs are rare.

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4436907  |
| Price     | \$420,000 |
| Bathrooms | 0.00      |



|          |                 |
|----------|-----------------|
| Acres    | 2.57            |
| Type     | Rural           |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | Lot 4b 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, Fenced, Golf Nearby, Private Setting, Shopping Nearby, Treed Lot |
|-------------------|----------------------------------------------------------------------------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 183            |
| Zoning         | Zone 80        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 15th, 2025 at 5:32am MST