

# \$15,000,000 - 25056 Twp Road 492, Rural Leduc County

MLS® #E4427388

**\$15,000,000**

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

MLS® #	E4427388
Price	\$15,000,000
Bedrooms	5
Bathrooms	8.50



Full Baths	7
Half Baths	3
Square Footage	6,371
Acres	71.84
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
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 10

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 April 4th, 2025 at 7:17am MDT