

## **\$650,000 - 210-50125 Rge Rd 233, Rural Leduc County**

MLS® #E4464849

**\$650,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 4.70 Acres

Clearwater Creek Estates, Rural Leduc  
County, AB

This stunning 4.7 Acres of Rolling Hills with Clearwater Creek running through it is up for grabs!! Fully Serviced! Ready for you to Build that Dream Home! The 40X60 Insulated, Heated, Plumbed Shop is every guys dream! It has a 16hx14w Overhead Door and is Complete with the unique Kitchenette/Bar, 3 piece Bthrm, and a quiet space to bunk for the night. There is a separate corner Office, 220 wiring, radiant heaters, steel Compressed Air line around interior Perimeter with multiple outlets. This Shop is a must see! The property is designed for a walkout home and has Power, Water Well & Sceptic (Treatment Mound) all in place for a New Build Home. Shop is serviced with Natural Gas, Sceptic Holding Tank and 2 fresh Water tanks. The property is beautifully landscaped with trees, manicured lawns, and nearly completed fencing. This lovely property, allows for horses, has a chicken coop & run and a small animal pen. Property is 10 min to Beaumont with Beaumont School bus to your door. 15 min to Leduc.

### **Essential Information**

MLS® # E4464849

Price \$650,000



|           |                 |
|-----------|-----------------|
| Bathrooms | 0.00            |
| Acres     | 4.70            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 210-50125 Rge Rd 233     |
| Area        | Rural Leduc County       |
| Subdivision | Clearwater Creek Estates |
| City        | Rural Leduc County       |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T4X 0L2                  |

### Exterior

Exterior Features    Landscaped, Private Setting, Rolling Land, Partially Fenced

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 80            |

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Listing information last updated on November 5th, 2025 at 11:32pm MST