

## \$2,900,000 - 5405 45 Street, Leduc

MLS® #E4430572

**\$2,900,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

East Industrial\_LEDU, Leduc, AB

### 8.15 ACRES IN THE CITY OF LEDUC!

Welcome to North Telford with 8+ acres tucked away and secluded in a private location and ready for a developers vision! Currently with a 1,525 Square foot house, a double oversized garage, and oversized shop on the property. Right between the residential homes of North Telford and the industrial area of Leduc, it is the most unique property in the whole city! With access off of 45th Street from the residential side on 54th Avenue, and also access from 43rd Street on the industrial side and the Leduc Lions Park and the walking paths at North Telford Park, the opportunity is ripe. Pitch your idea of what you'd like to do to the City of Leduc, and they're open for discussion on your vision. Currently zoned Urban Reserve, and is been referred to as the "holding" zone as it's waiting for development. It is an amazing piece of land right in city limits...DON'T PASS THIS UP! Come take a look today!

Built in 1949

### Essential Information

MLS® #	E4430572
Price	\$2,900,000
Bathrooms	0.00
Acres	0.00



Year Built	1949
Type	Land Commercial
Status	Active

### Community Information

Address	5405 45 Street
Area	Leduc
Subdivision	East Industrial_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5W6

### Additional Information

Date Listed	April 11th, 2025
Days on Market	15
Zoning	Zone 81

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 26th, 2025 at 8:47pm MDT