# \$1,400,000 - Sw 32 50 26 W4 Devon River Valley, Rural Leduc County

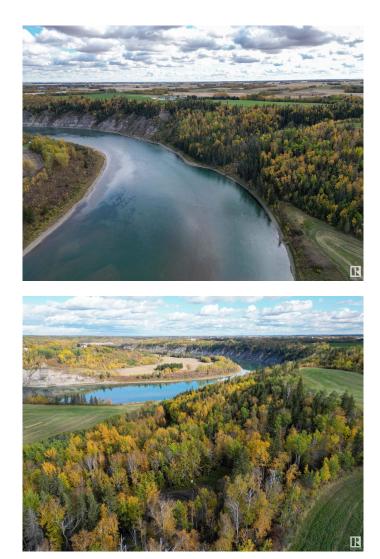
MLS® #E4412610

## \$1,400,000

0 Bedroom, 0.00 Bathroom, Rural on 136.62 Acres

None, Rural Leduc County, AB

Located on the North Saskatchewan River. this prime riverfront land is a rare opportunity just minutes from Devon. Exceptional investment or development potential of 136.62 acres presently used as Agriculture. Expand your portfolio and seize the chance to have your own direct exclusive river access where the open farmland stretches along the water's edge and it's stunning natural beauty. Landscape begins to rise from river valley with roadway thru natural ravine a mixed mature forested hill where visiting wildlife find tranguility. At top of the parcel panoramic elavated river views are so picturesque. Upper level land is producing income from oil/gas revenue and cropped arable land, this corner location allows easy road access for farming operations. Potential growth of agriculture ventures, home, business, recreation where as this versatile property is spacious enough for your own vision. Create your place on the historical North Saskatchewan river, keep it to yourself or share it with others.



## **Essential Information**

| MLS® #    | E4412610    |
|-----------|-------------|
| Price     | \$1,400,000 |
| Bathrooms | 0.00        |

| Acres    | 136.62          |
|----------|-----------------|
| Туре     | Rural           |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

## **Community Information**

| Address     | Sw 32 50 26 W4 Devon River Valley |
|-------------|-----------------------------------|
| Area        | Rural Leduc County                |
| Subdivision | None                              |
| City        | Rural Leduc County                |
| County      | ALBERTA                           |
| Province    | AB                                |
| Postal Code | T5M 2T8                           |

## Exterior

Exterior Features Corner Lot, Hillside, Private Setting, River Valley View, River View, Waterfront Property, See Remarks

## **Additional Information**

| Date Listed    | November 2nd, 2024 |
|----------------|--------------------|
| Days on Market | 177                |
| Zoning         | Zone 90            |

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Listing information last updated on April 28th, 2025 at 3:17pm MDT