

Courtesy Of Ethan J Marchand Of K2 Realty

# \$1,323,000 - 3402 79 Avenue, Leduc

MLS® #E4422535

**\$1,323,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Leduc Business Park, Leduc, AB

Fully serviced industrial land. 2.52 acres.  
Ready for immediate development. Build to your exact requirements. Property taxes ~half of the City of Edmonton's. Medium Industrial zoning allows for significant flexibility in use. Build to suite options available. Lots are stripped and graded. Excellent geotechnical qualities. High development standards ensure long term integrity. Access to High Load Corridor. Easy access to the Edmonton International Airport.

Built in 2025

## Essential Information

MLS® #	E4422535
Price	\$1,323,000
Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Land Commercial
Status	Active

## Community Information

Address	3402 79 Avenue
Area	Leduc
Subdivision	Leduc Business Park
City	Leduc
County	ALBERTA



Province AB  
Postal Code T9E 0Z5

### **Exterior**

Exterior See Remarks  
Construction See Remarks

### **Additional Information**

Date Listed February 22nd, 2025  
Days on Market 20  
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 March 14th, 2025 at 9:47am MDT