

# FOR SALE

24536 TWP 500,  
Leduc County, Alberta

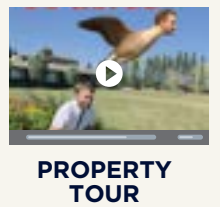
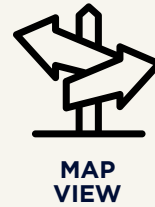


## NISKU FUTURE DEVELOPMENT LAND

REMAX Commercial Excel is pleased to present prime parcels with excellent access to power infrastructure.

- Located in the [Northwest Saunders Lake Local Area Structure Plan \(LASP\)](#)
- Great proximity to water pipeline, 240V Transmission Lines and [three \(3\) phase power](#)
- Artificial Intelligence, Datacentre, Crypto Mining potential with possible access to nearby transmission lines
- Located south of Nisku Business Park
- Five-minute drive to Edmonton International Airport, and adjacent to Leduc city limits

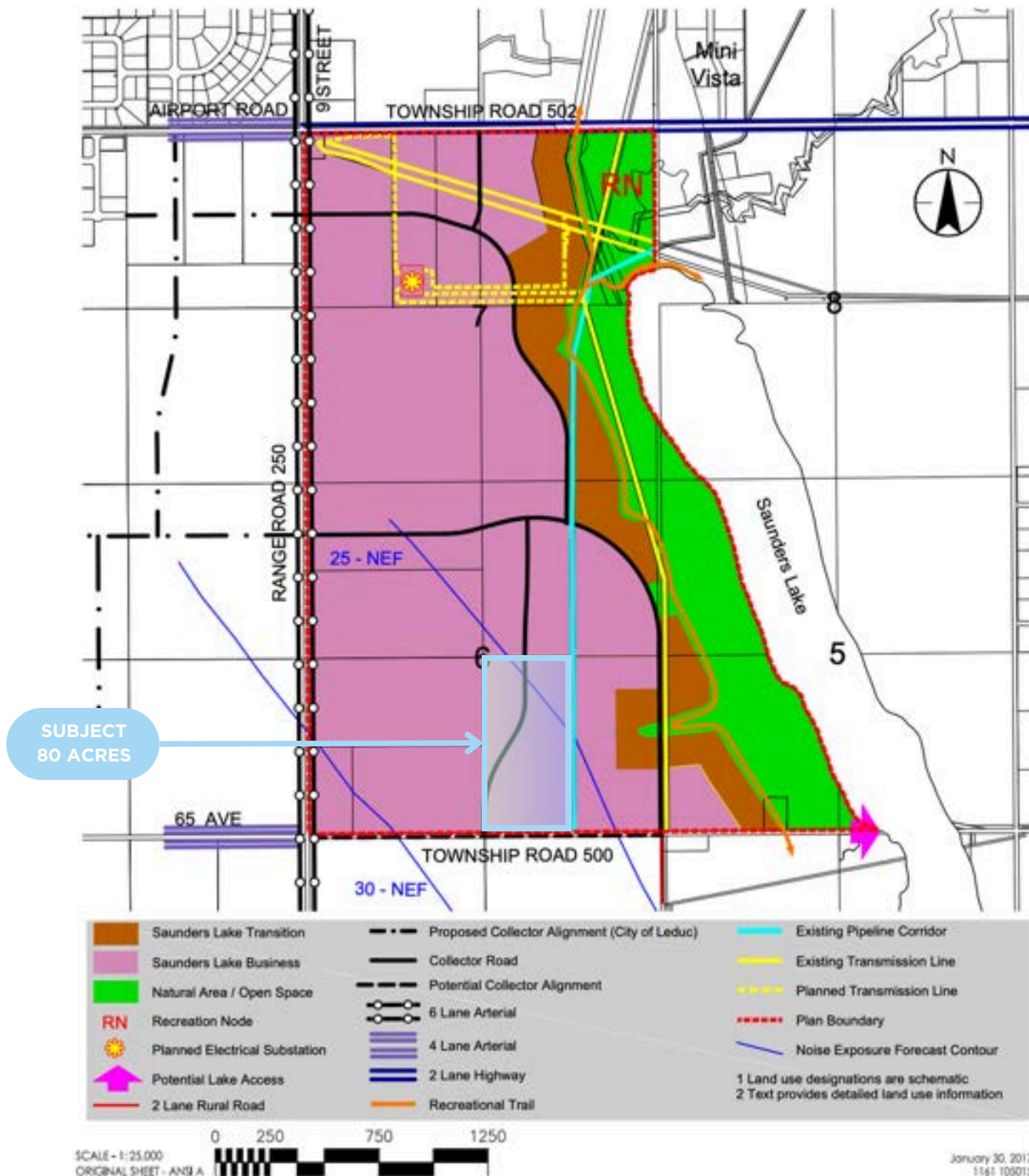
DETAILS	
Short Legal Address	4,24,50,6 SE
Lot Size	± 80 Acres
Municipality	Leduc County, Alberta
Zoning	AG (Agriculture)
Sale Price	\$6,640,000.00
Price Per Acre	\$83,000.00/Acre



# DEVELOPMENT CONCEPT AREA STRUCTURE PLAN

## NORTHWEST SAUNDERS LAKE LOCAL AREA STRUCTURE PLAN

Click the image to download the full area structure plan report.





ALBERTA

EDMONTON

NISKU

BEAUMONT

NORTHWEST SAUNDERS LAKE  
LOCAL AREA STRUCTURE PLAN

SUBJECT LAND

LEDUC

- |   |                       |   |                          |
|---|-----------------------|---|--------------------------|
| 1 |                       | 4 |                          |
| 2 | EDMONTON INTL AIRPORT | 5 |                          |
| 3 |                       | 6 |                          |
|   |                       |   | Leduc Community Hospital |

QUEEN ELIZABETH II HWY

Nisku

AIRPORT RD

TOWNSHIP RD 502

Edmonton International Airport

Saunders Lake

SUBJECT LAND  
80 ACRES

65 AVE

TOWNSHIP RD 500

Deer Valley

50 AVE

Leduc Estates

North Telford

South Telford

Property looking North



Property looking Northwest



Property Home  
Built Circa 1977





SAUNDERS LAKE



# CONTACT.

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**REMAX**  
COMMERCIAL  
Excel