

# FOR SALE

## 372.07 ACRES WITH 5,353 SQ FT HOME AND SHOPS

51271 RR 30, Leduc County, AB



### HIGHLIGHTS

- You can own part of an island with incredible views!
- 372.07 acres (+/-) on 4 titles
- North Saskatchewan River surrounds over 75% of the property
- 5,353 sq ft (+/-) home built in 1977 (size to be confirmed)
- 3 car detached garage, heated shop, heated office/shop, pole shed
- Great for agriculture, RV park or a campground
- Privately secluded along the North Saskatchewan River
- Can accommodate both personal and business uses

### CONTACT

#### MARCUS SCHWABE

Senior Associate

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#### TYLER WEIMAN, SIOR

Partner, Associate

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**Virtual Links**



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## PROPERTY DETAILS

MUNICIPAL ADDRESS	51271 RR 30, Leduc County, AB
LEGAL DESCRIPTION	5; 2; 51; 18; NW = 46.50 acres 5; 2; 51; 19; SW = 95.50 acres 5; 2; 51; 19; NW = 102.07 acres 5; 2; 51; 18; NH (Plan 9420412, Lot 1) = 128.00 acres *** to be sold as 1 group (372.07 acres)
ENTRANCE LOCATION	53.4040°N, 114.2989°W
COUNTY	Leduc County
TYPE OF SPACE	Land / Home / Warehouse / Office
ZONING	90 - NSRV North Sask River Valley
TOTAL BUILDING SIZE	5,353 sq ft (+/-) home 3 car detached garage 3,200 sq ft (+/-) heated shop (40' x 80')  1,560 sq ft (+/-) heated office/vet clinic  1,440 sq ft (+/-) barn (30' x 48')
SITE SIZE	372.07 Acres (+/-)
ELECTRICITY	200 amp / 220 volt (TBC) Shop 60 amp
HEATING	House - forced air (5 furnaces) Shop - overhead gas furnace Clinic - forced air



## FINANCIALS

ASKING PRICE	\$3,750,000.00
POSSESSION	Immediate
TAXES	\$6,053.60 / year (2021)

## OTHER INFORMATION

- 372.07 acres (+/-) on 4 titles
- North Saskatchewan River surrounds over 75% of the property
- Incredible views
- Privacy
- Instant heat hot water
- Includes separate suite
- Back-up power generator
- Great for agriculture, RV Park or campground
- 2 Arctic Spas (1 hot tub, 1 swim spa)
- Tennis court with lights
- Former licensed gravel pit
- Heated office was former vet clinic
- Approved Cannabis micro-grow license
- Approved market garden site



- 60 MINS TO EDMONTON CITY CENTRE
- 55 MINS TO EDMONTON INT'L
- 55 MINS TO NISKU/LEDUC



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## HOUSE DETAILS

- 5,353 sq ft (+/-)  
(size to be confirmed)
- 6 Bedrooms
- 4 Full bathrooms
- 3 Gas fireplaces
- 2 Hot tubs
- 5 Furnaces
- Back-up generator
- Instant heat hot water
- Caretaker suite includes:
  - ◇ Separate entrance
  - ◇ 1 bedroom
  - ◇ Kitchen / living space
  - ◇ Laundry
  - ◇ Full bathroom



KITCHEN



LIVING ROOM



BONUS/GAMES ROOM



DINING ROOM



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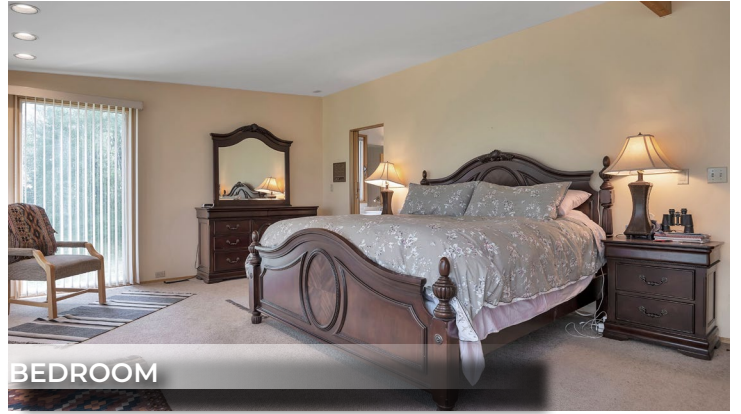
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# PHOTOS



LIVING SPACE



BEDROOM



WASHROOM



BEDROOM



UTILITY ROOM



AERIAL



PATIO



BACKYARD WITH HOT TUB



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# PHOTOS



LAND AERIAL



SHOP FRONT



3 CAR DETACHED GARAGE



HOUSE FROM THE RIVER



HOME LOWER STAIRWELL



MAIN GATE TO THE HOUSE



HOME UPPER STAIRWELL



POLE SHED

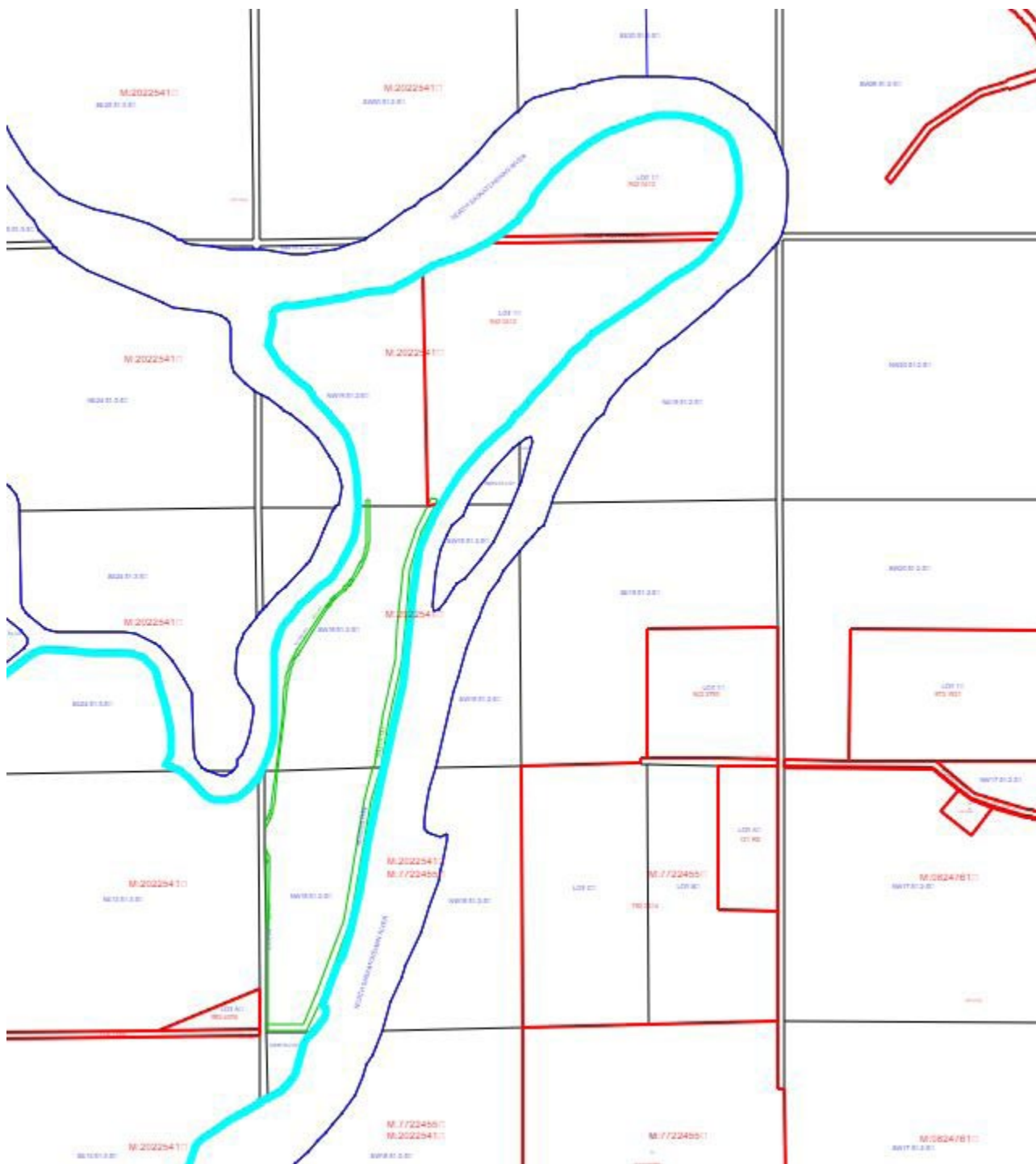


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## 9.17 NSRV North Saskatchewan River Valley District

### 9.17.1 General Purpose

The purpose of this district is to provide for primarily agricultural uses as well as active and passive recreation activities, and limited non-recreational land uses in the North Saskatchewan River Valley area.

9.17.2 Permitted Uses	9.17.3 Discretionary Uses
<i>Accessory Buildings ≤ 100 m<sup>2</sup> (1,080 ft<sup>2</sup>)</i>	<i>Accessory Buildings &gt; 100 m<sup>2</sup> (1,080 ft<sup>2</sup>)</i>
<i>Agriculture, Extensive</i>	<i>Agricultural Processing, Limited</i>
<i>Agriculture, Horticultural</i>	<i>Animal Care Service</i>
<i>Agriculture, Livestock</i>	<i>Campground *</i>
<i>Dwelling, Detached <sup>2</sup></i>	<i>Cannabis Production Facility Bylaw 10-20</i>
<i>Dwelling, Manufactured Home <sup>(1)</sup></i>	<i>Cemetery</i>
<i>Dwelling, Secondary <sup>*(2)</sup> ≥ 32.4 ha (80.0 acres)</i>	<i>Child Care Facility *</i>
<i>Group Home Limited *</i>	<i>Cultural Facility</i>
<i>Home Based Business, Type 1 *</i>	<i>Dwelling, Moved In *</i>
	<i>Dwelling, Secondary &lt; 32.4 ha (80.0 acres) *</i>
	<i>Education Service</i>
	<i>Equestrian Facility</i>
	<i>Frame &amp; Fabric Structure Bylaw 10-16</i>
	<i>Group Home *</i>
	<i>Guest House *</i>
	<i>Home Based Business Type 2 *</i>
	<i>Kennel *</i>
	<i>Local Community Facility</i>
	<i>Park</i>
	<i>Recreation, Outdoor <sup>1</sup></i>
	<i>Religious Assembly</i>
	<i>Sign (in accordance with Part 8 of this Bylaw)</i>
	<i>Utility Service, Minor</i>

<sup>(1)</sup> Discretionary if situated within the Minimum Separation Distance of a CFO (Section 6.11)

<sup>(2)</sup> The scale of this uses shall be consistent with the carrying capacity of the land to support the natural systems of the land.

\* Regulations for these uses are contained within Part 7 of this flyer



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PROPERTY LOCATION





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## MARCUS SCHWABE, Senior Associate, BSc. BEd.



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.

## TYLER WEIMAN, SIOR Partner, Associate - BIO



In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.

As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



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