

FOR SALE

462.57 ACRES WITH 5,353 SQ FT HOME AND SHOPS

51271 RR 30, Leduc County, AB



4 TITLES REMAINING

Welcome to an extraordinary property offering which is 462.57 ± acres across 4 titles, surrounded by the North Saskatchewan River on over 75% of its boundary. These sites offer breathtaking views, total privacy, and a range of opportunities for residential, agricultural, and commercial use. Located in a secluded natural setting, this legacy property is ready for personal retreat, recreation, or business development – from RV parks and eco-tourism to agriculture and beyond. With a rare combination of river frontage, extensive infrastructure, and development flexibility, this property offers unmatched value in Alberta's real estate market. Whether you're looking for a private estate, a business opportunity, or a long-term land investment – this is a chance to own something truly one of a kind.

MARCUS SCHWABE

Senior Associate

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TYLER WEIMAN, SIOR

Partner, Associate

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**ROYAL PARK
REALTY™**

T 780.448.0800 **F** 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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For Sale | 462.57 Acres ± with Home & Shop, Leduc County, AB

PROPERTY FEATURES

- Own part of an island with incredible views
- 462.57 acres ± on 4 titles
- Instant heat hot water
- Includes separate suite
- Back-up power generator
- 2 Arctic Spas (1 hot tub, 1 swim spa)
- Former licensed gravel pit
- Heated office was former vet clinic
- Previously approved for cannabis micro-grow
- Approved markert garden site
- Can Accomodate both personal and business uses



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



LOT AERIAL



HOME AERIAL

Details & Financials

MUNICIPAL ADDRESS 51271 RR 30, Leduc County, AB

LEGAL DESCRIPTION ~~5; 2; 51; 18; NW = 46.50 acres ±~~ **SOLD**

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 ±

5; 3; 51; 24; SE = 137.00 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 SIZES
5,353 sq ft ± house
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 462.57 acres ±

ELECTRICITY 200 amp / 220 volt (TBC)
Shop 60 amp

HEATING
House - forced air (5 furnaces)
Shop - overhead gas furnace
Clinic - forced air

SALE PRICE **\$4,694,500.00 for all 4 titles**

PROPERTY TAXES \$6514.05/year (2024)

POSSESSION Immediate

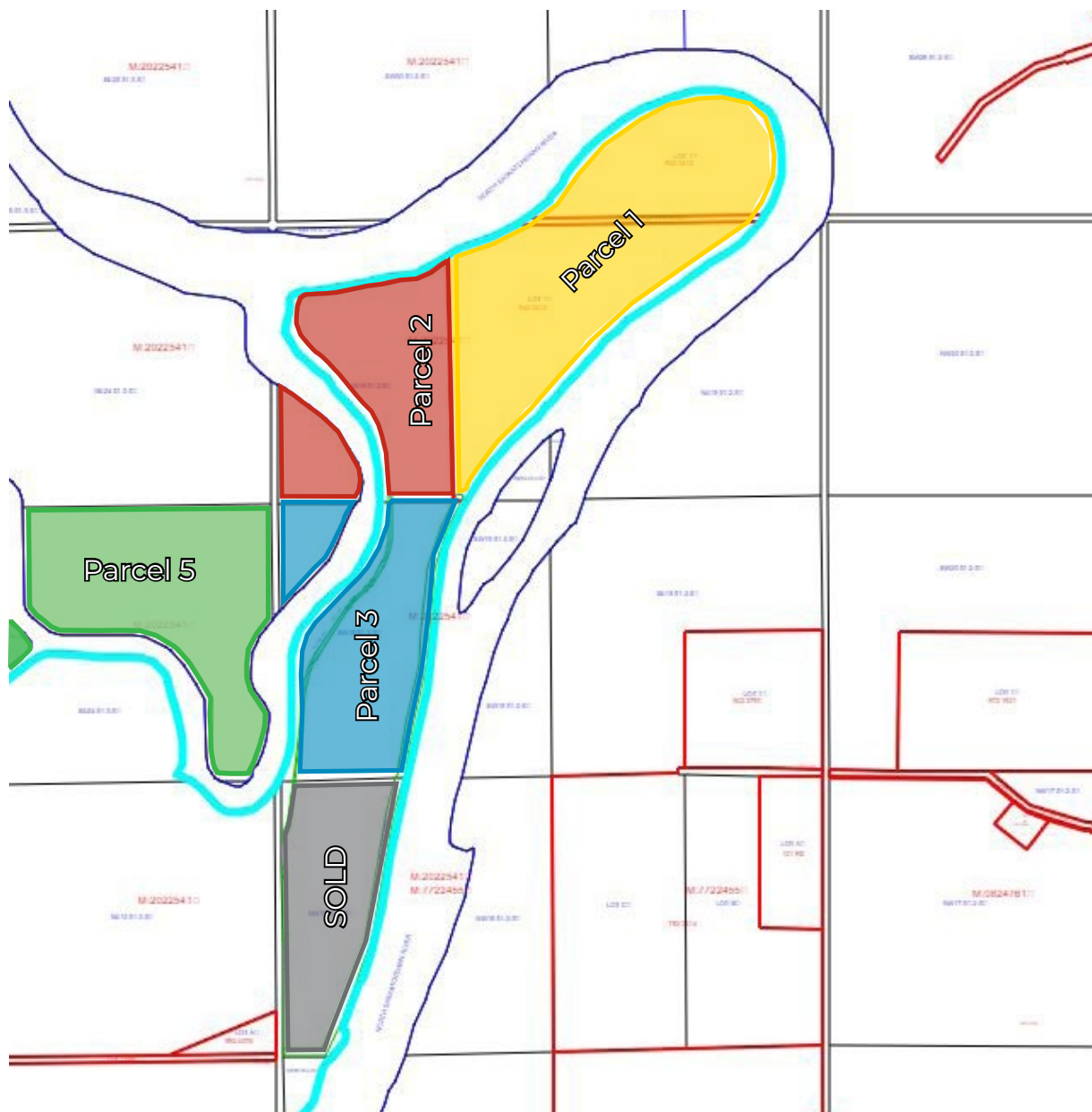


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Land Title Map



Sale Prices Per Parcel

	Size (acres ±)	\$/acre	Sale Price
Parcel 1	128.0	\$9,000.00	\$1,152,000.00
Parcel 2	102.07 (with house)	N/A	\$1,450,000.00
Parcel 3	95.5	\$9,000.00	\$859,500.00
Parcel 4	46.5	SOLD \$9,000.00	\$418,500.00
Parcel 5	137.0	\$9,000.00	\$1,233,000.00



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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



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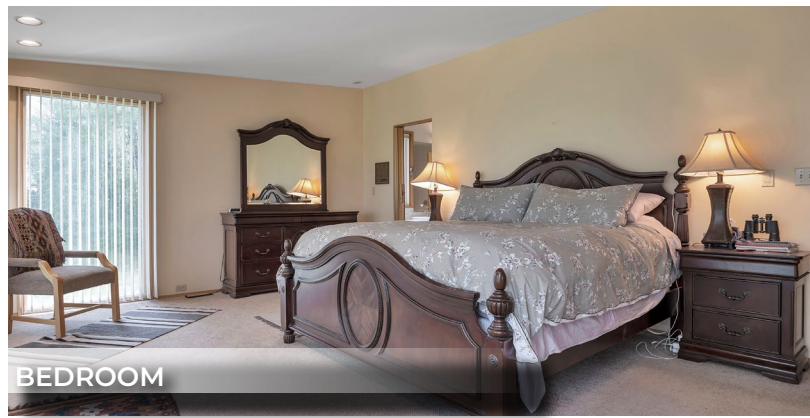
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Photos



LIVING SPACE



BEDROOM



WASHROOM



BEDROOM



UTILITY ROOM



HOME LOWER STAIRWELL



PATIO



HOME UPPER STAIRWELL



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Photos



BACKYARD WITH HOT TUBS



SHOP FRONT



3 CAR DETACHED GARAGE



HOUSE FROM THE RIVER



AERIAL



MAIN GATE TO THE HOUSE



LAND AERIAL



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 m² (1,080 ft²)</i>	<i>Accessory Buildings > 100 m² (1,080 ft²)</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 ²</i>	<i>Cannabis Production Facility Bylaw 10-20</i>
<i>Dwelling, Manufactured Home ⁽¹⁾</i>	<i>Cemetery</i>
<i>Dwelling, Secondary ^{*(2)} ≥ 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 < 32.4 ha (80.0 acres) *</i>
	<i>Education Service</i>
	<i>Equestrian Facility</i>
	<i>Frame & 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 ¹</i>
	<i>Religious Assembly</i>
	<i>Sign (in accordance with Part 8 of this Bylaw)</i>
	<i>Utility Service, Minor</i>

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

⁽²⁾ 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

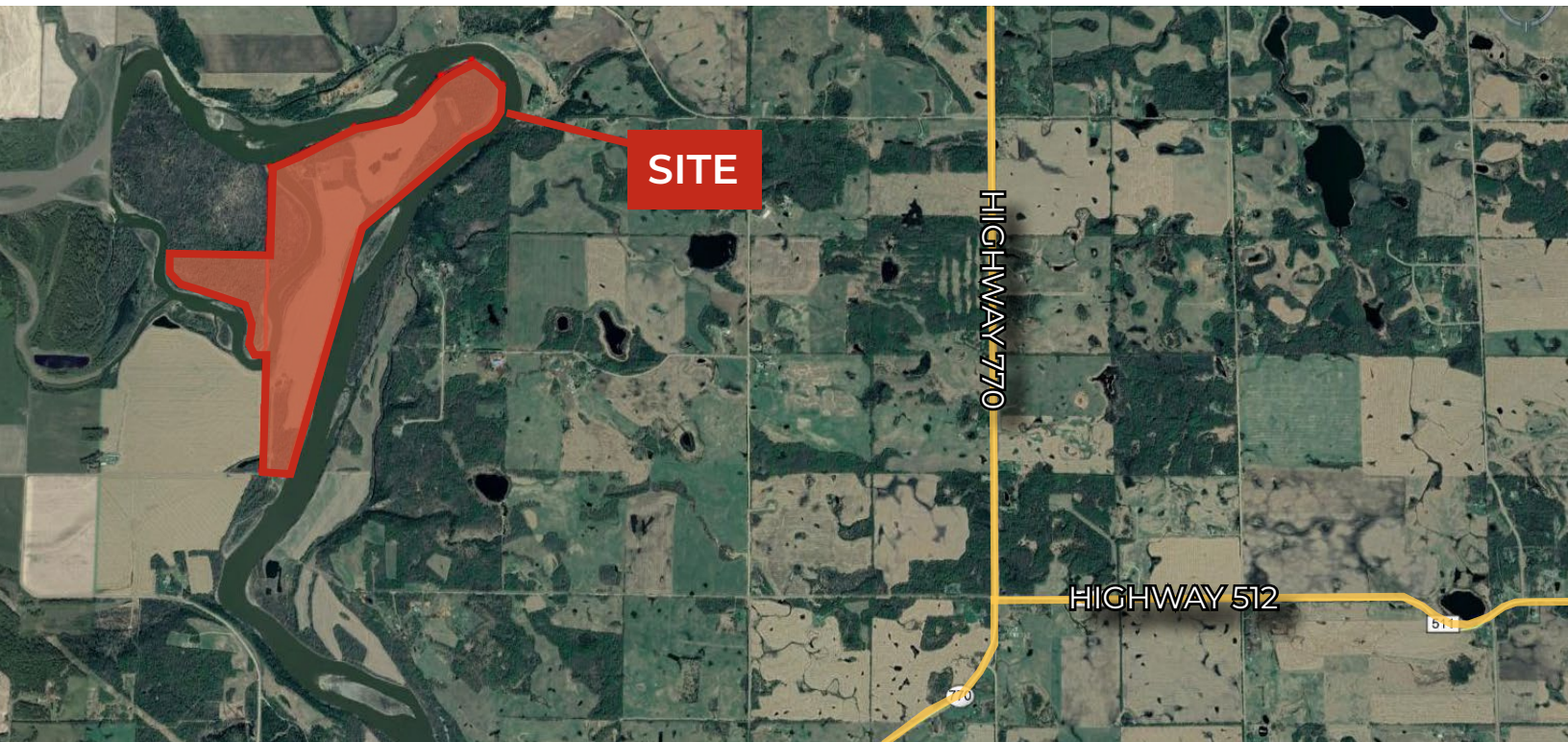


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Property Location



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Tyler Weiman, SIOR
Partner, Associate



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.

Marcus Schwabe
Senior Associate



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.



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