FOR SALE

LUXURY RIVER VALLEY ESTATE RESIDENCE ON 102 ACRES

51271 RR 30, Leduc County, AB



ONLINE AUCTION
BID DEADLINE: NOVEMBER 19 6:00PM CST

A rare opportunity to acquire an exceptional river valley estate featuring a 5,353 sq ft custom residence set on 102 acres of private, scenic land in the North Saskatchewan River Valley. This estate offers a unique combination of scale, privacy, and natural beauty, creating a truly irreplaceable setting for private residential living. The property is enhanced by open landscapes, mature natural surroundings, and extensive land holdings that provide both recreational and long-term lifestyle value. This estate represents a rare balance between accessibility and seclusion, offering the feel of a private retreat while remaining close to urban amenities.

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VIEW AUCTION BID NOW!

ROYAL PARK REALTY™

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4
royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

For Sale | 51271 Range Road 30, Leduc County, AB

ESTATE FEATURES

- Exceptional river valley estate setting with outstanding privacy and natural surroundings
- 102 acres ± of private land with panoramic views
- Substantial 5,353 sq ft ± residence offering scale and flexibility
- Fully self-contained secondary suite for guests or caretaker use
- Quality recreational amenities including Arctic Spas
- Strong on-site infrastructure supporting year-round comfort and reliability
- Multiple buildings providing versatile estate use options



LOT AERIAL



HOUSE AERIAL

Property Details & Financials

MUNICIPAL ADDRESS	51271 RR 30, Leduc County, AB
LEGAL DESCRIPTION	5; 2; 51; 19; NW = 102.07 acres ±
ZONING	90 - NSRV (North Sask River Valley District)
RESIDENCE AREA	5,353 acres ±
LAND AREA	102.07 acres ± *Option to expand into additional land parcels are available: 128 acres ± and 95 acres ±
POWER	200 amp / 220 volt (TBC) Shop 60 amp
HEATING	House - forced air (5 furnaces) Shop - overhead gas furnace Clinic - forced air
MINIMUM BID	**$499,000.00**
PROPERTY TAXES	$7,059.95/year (2026)
POSSESSION	Immediate

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River Valley Estate Residence

At the heart of the property sits a 5,353 sq ft residence designed to accommodate comfortable family living, entertaining, and long-term estate use. The home offers generous interior scale, functional layout, and a strong connection to its natural surroundings. Large living spaces, expansive windows, and thoughtful orientation create a seamless transition between indoor comfort and outdoor landscape.

Residence Features:

- 5,353 sq ft ± (size to be confirmed)
- 6 bedrooms
- 4 full bathrooms
- 3 gas fireplaces
- 2 hot tubs
- 5 furnaces
- Backup generator
- Instant hot water system

Caretaker Suite

A fully self-contained caretaker or guest suite with private functionality, including:

- Separate entrance
- 1 bedroom
- Kitchen / living space
- Laundry
- Full bathroom


KITCHEN


LIVING ROOM


BONUS/GAMES ROOM


DINING ROOM

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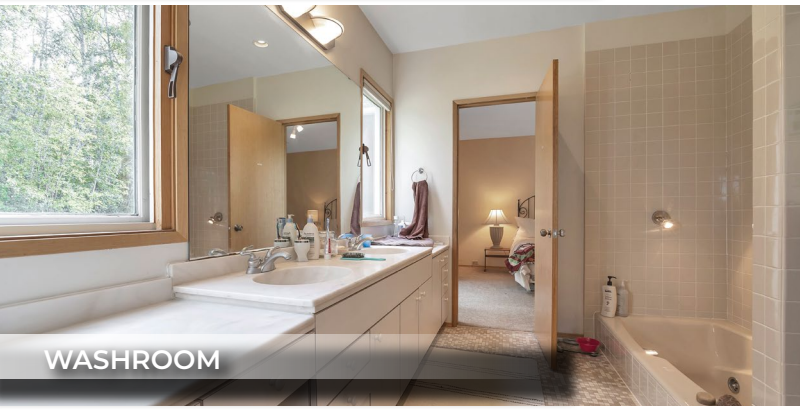
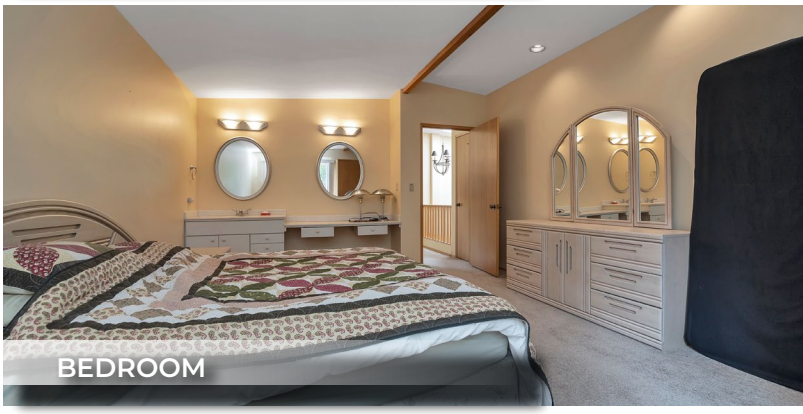
Photos


LIVING SPACE


BEDROOM


WASHROOM


BEDROOM



UTILITY ROOM


HOME LOWER STAIRWELL


PATIO


HOME UPPER STAIRWELL

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Photos



3 CAR DETACHED GARAGE



SHOP FRONT



LAND AERIAL



POLE SHED

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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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