

# \$3,499,000 - 51165 Rge Rd 30, Rural Leduc County

MLS® #E4413049

**\$3,499,000**

0 Bedroom, 0.00 Bathroom,  
Institutional on 0.00 Acres

None, Rural Leduc County, AB

Former Education Facility located right along the North Saskatchewan River. Full School with Classrooms, Dorm Rooms, Industrial Kitchen, Laundry Facility, Office space, Beautiful Full sized Gymnasium with bleachers and more. Metal cladded maintenance shop with two bays with cement floor, heat, power, and office space. Four homes were used for staff housing that are in need of repair and a fifth log home that is currently rented out. Outbuildings, Playground, a large pavement pad, and an old church are a few other highlights of this unique property. This 124.79 acre property is tucked away, secluded with trees, and would be perfect for a Rehabilitation facility but has many other options as well! This Gorgeous River property has to be viewed in person to appreciate everything it holds, including the location!

Built in 1968

## Essential Information

|            |               |
|------------|---------------|
| MLS® #     | E4413049      |
| Price      | \$3,499,000   |
| Bathrooms  | 0.00          |
| Acres      | 0.00          |
| Year Built | 1968          |
| Type       | Institutional |
| Status     | Active        |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 51165 Rge Rd 30    |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 2T0            |

## Exterior

|              |             |
|--------------|-------------|
| Exterior     | See Remarks |
| Construction | See Remarks |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2024 |
| Days on Market | 148                |
| Zoning         | Zone 90            |

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Listing information last updated on April 4th, 2025 at 12:18pm MDT