



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**NW-36-048-02W5M**  
**Rural Leduc County, Alberta**

**MLS # A2320665**



**\$399,000**

**Division:** NONE

**Lot Size:** 80.00 Acres

**Lot Feat:** -

**By Town:** Sunnybrook

**LLD:** 36-48-2-W5

**Zoning:** AG

**Water:** None

**Sewer:** -

**Utilities:** -

80 Acres of Prime Agricultural & Recreational Land in Leduc County Rare opportunity to own approximately 80 acres of AG-zoned land in beautiful Leduc County, ideally located just minutes from Pigeon Lake and the community of Sunnybrook. Offering an exceptional combination of open pasture, natural meadows, and mature tree cover, this versatile property is well-suited for agricultural operations, livestock, recreation, or the development of your dream country residence. The property's diverse landscape provides privacy, scenic views, and abundant wildlife, making it an excellent retreat for outdoor enthusiasts. Whether you're looking to expand your farming operation, establish a hobby farm, build a private acreage, or secure a long-term land investment, this parcel offers outstanding potential. Conveniently accessed from Range Road 24, the property enjoys a peaceful rural setting while remaining close to the amenities, recreation, and lake lifestyle that make the Pigeon Lake area one of Central Alberta's most desirable destinations. Enjoy year-round activities including boating, fishing, golfing, camping, and snowmobiling, all within a short drive. Property Features: Approximately 80 acres (+/-) AG (Agricultural) zoning Legal Description: NW-36-048-02-W5M Located in Leduc County Minutes from Pigeon Lake and Sunnybrook Combination of open land and mature trees Excellent wildlife habitat and recreational opportunities Potential future building sites Road access from Range Road 24 Ideal for farming, grazing, recreation, or investment Opportunities to acquire quality land in this highly desirable area are becoming increasingly rare. Explore the possibilities and make this exceptional acreage your own.