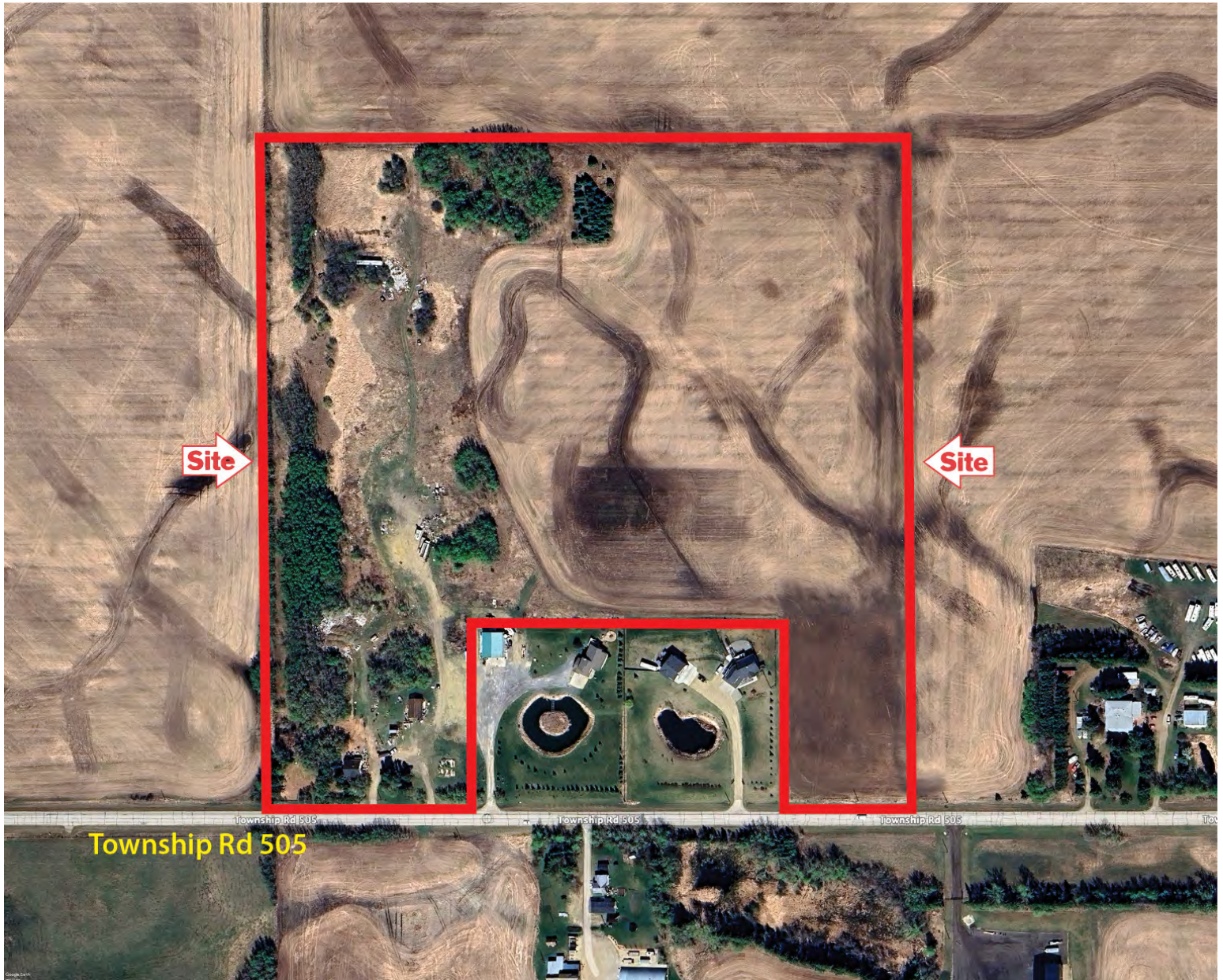


BEAUMONT ESTATES

33.12 Acres East of Beaumont



33.12 Acres ... a mile East of Beaumont

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BEAUMONT ESTATES

Acres: 33.12 Acres

Price: \$ 1,950,000

Price/Acre: \$58,877/Acre

- Features:*
- *Prime location: just 1 mile east of Beaumont – a thriving, family-friendly town with over 23,000 residents, blending small-town charm and modern amenities minutes south of Edmonton !*
 - *Adjacent to established country residential developments in Leduc County, with strong potential for future rezoning to low-density residential use, ideal for custom acreage homes !*
 - *Serene rural escape offering expansive space and natural beauty, perfect for building your dream home while enjoying easy access to Beaumont's parks, schools, and recreation facilities !*
 - *Strategic investment opportunity in a rapidly growing area near Edmonton, where country residential zoning supports low-density development and rising property values !*
 - *High potential for subdivision and development under Leduc County guidelines, making it an attractive choice for investors eyeing Alberta's expanding metro region !*

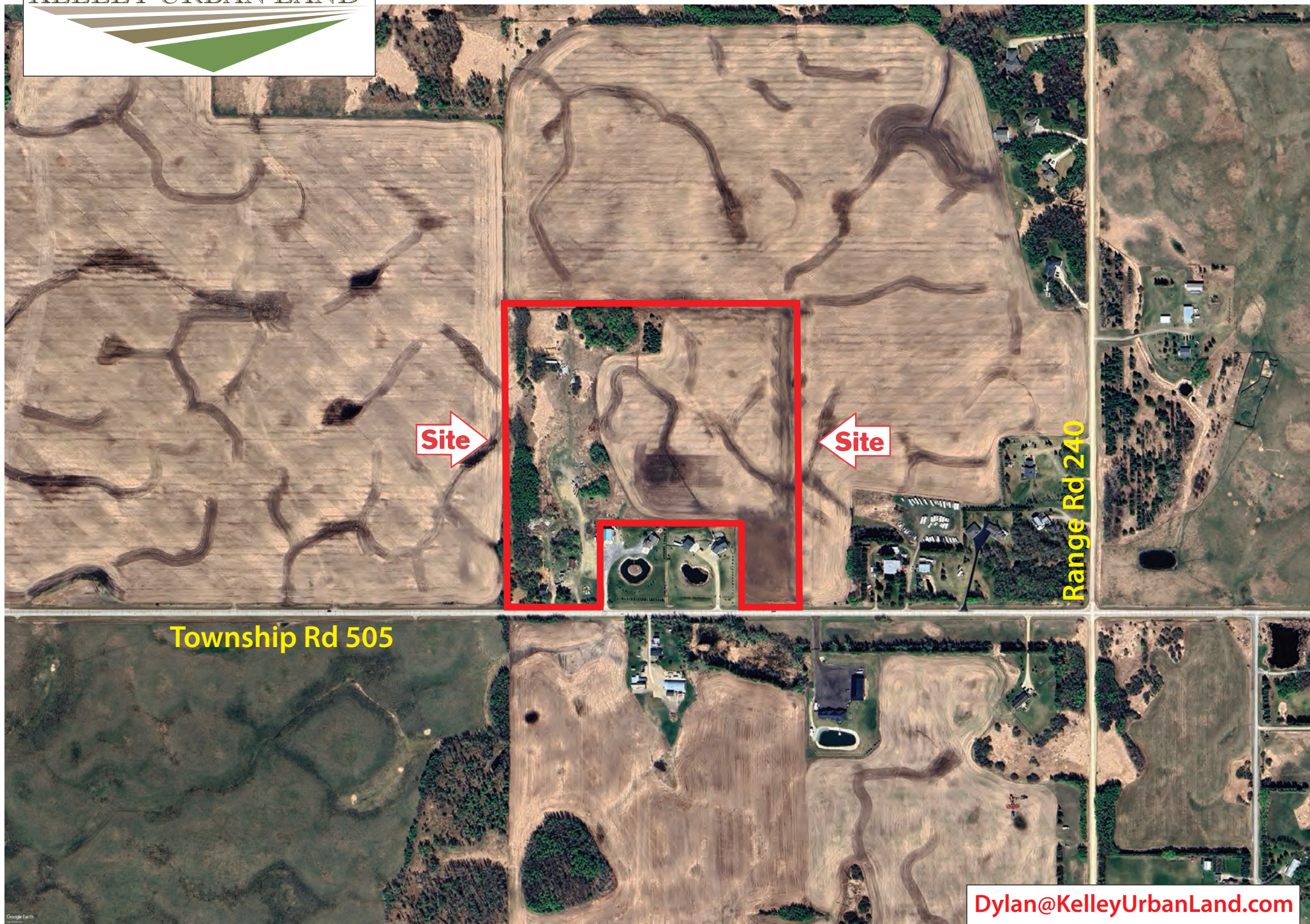
KELLEY URBAN LAND

Site

Site

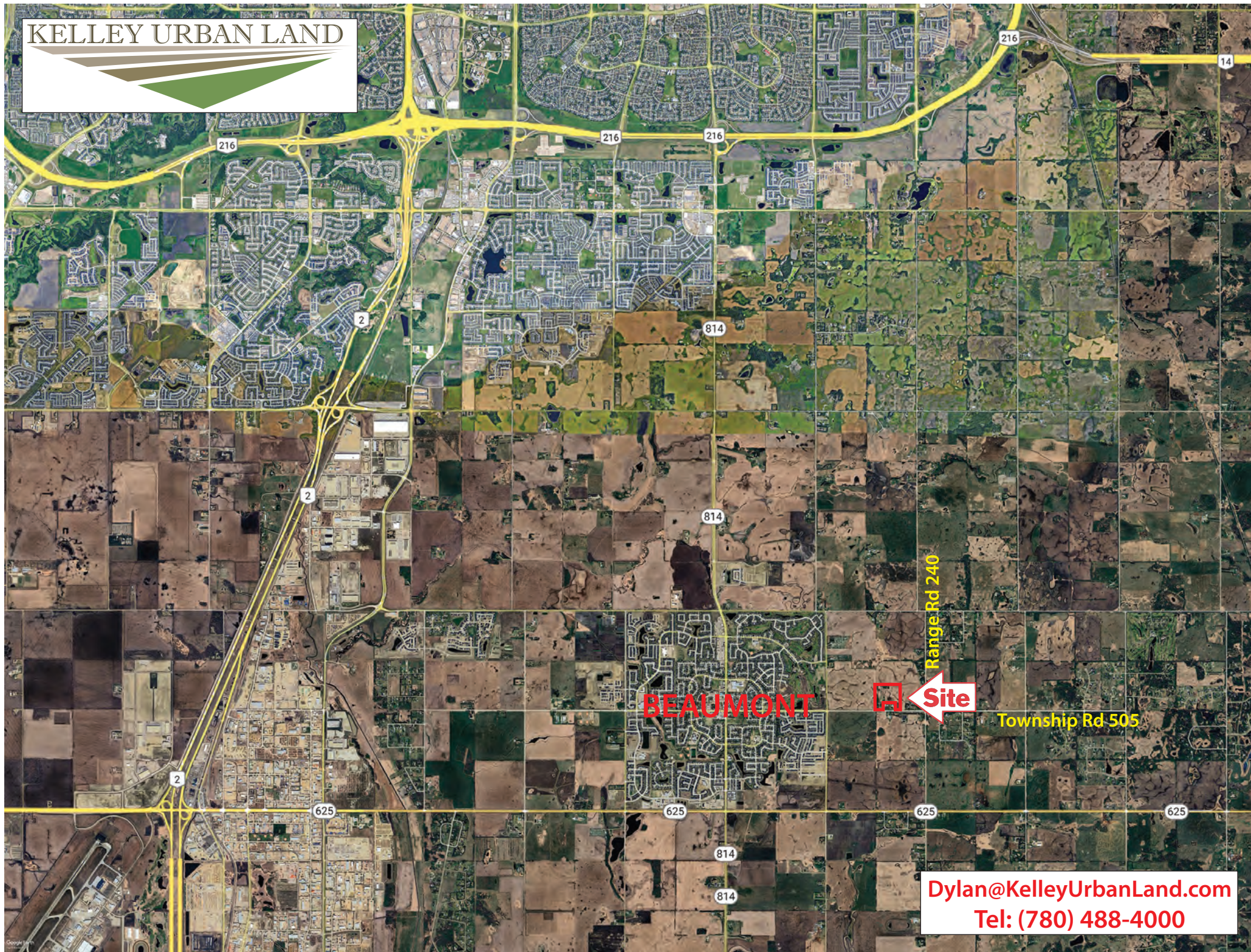
Township Rd 505

Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000





KELLEY URBAN LAND



BEAUMONT

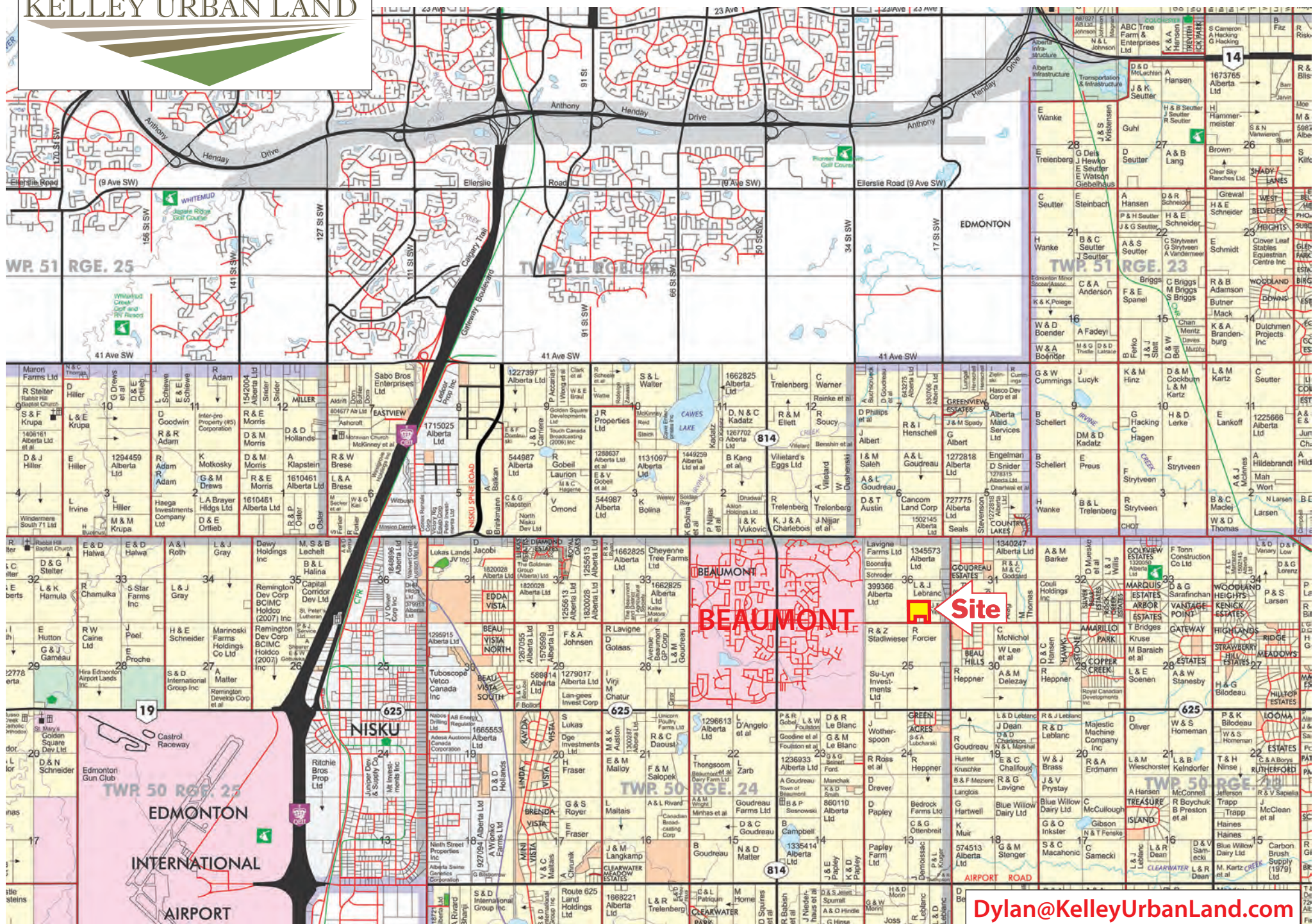
Range Rd 240

Site

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