

\$1,400,000 - 5904 44a Street, Leduc

MLS® #E4433229

\$1,400,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

East Industrial_LEDU, Leduc, AB

Total of 9100 sq ft on 1.28 acres. Concrete block building with addition for storage. Approximately 4900 sq ft of heated shop space with two 16 x 16 ft overhead doors & one 12 x 16 ft overhead door. Two levels of offices with reception area & board room. 950 sq ft heated storage, 1250 sq ft of cold storage. Fenced yard (except for cross fence with adjoining property which is also for sale). Well packed gravel yard, ideal for heavy user. 208 Volt, 400 amp, 3 phase power. Immediate possession available. Adjoining parcel of 1.3 acres with 7521 sq ft building also for sale. E4433230.

Built in 1979

Essential Information

| | |
|------------|-------------|
| MLS® # | E4433229 |
| Price | \$1,400,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Industrial |
| Status | Active |

Community Information

| | |
|---------|-----------------|
| Address | 5904 44a Street |
| Area | Leduc |



| | |
|-------------|----------------------|
| Subdivision | East Industrial_LEDU |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 7B7 |

Exterior

| | |
|--------------|-------|
| Exterior | Block |
| Construction | Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 28th, 2025 |
| Days on Market | 141 |
| Zoning | Zone 81 |

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Listing information last updated on September 16th, 2025 at 5:47pm MDT