

# **\$1,500,000 - 47404 Hwy 778, Rural Leduc County**

MLS® #E4432231

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

None, Rural Leduc County, AB

**BUSINESS WITH PROPERTY AND LIVING ACCOMODATION.** Located minutes from one of the busiest lakes in the Edmonton area. The property features a convenience store, gas station ( only one in the area ) grocery store, and restaurant with liquor license. All housed in a Lindal Cedar Wood building. For owners/operators there is a Winalta Mobile home on the property with three bedrooms, 2 baths. There are numerous outbuildings on the property for storage for expansion. The owners have established a loyal clientele with continual traffic year round. It has become a hub for the people in the area for meeting for coffee , a meal, or picking up their favorite pizza. Financials are available to qualified buyers. The property has expansion possibilities.

Built in 1984

## **Essential Information**

MLS® #	E4432231
Price	\$1,500,000
Bathrooms	0.00
Acres	0.00
Year Built	1984
Type	Business with Property
Status	Active



## Community Information

Address	47404 Hwy 778
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

## Exterior

Exterior	Log, Mixed, See Remarks
Construction	Log, Mixed, See Remarks

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	2
Zoning	Zone 90

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Listing information last updated on April 25th, 2025 at 9:18am MDT