

## \$375,000 - 213 7609 Sparrow Drive, Leduc

MLS® #E4421288

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, Leduc, AB

Warehouse bay, available for possession with 30 days notice. Open warehouse with large overhead door. Buildout includes a washroom and kitchenette. Shop has ceiling fans, fully sprinklered, ample parking, sump and high ceilings.

Built in 2019

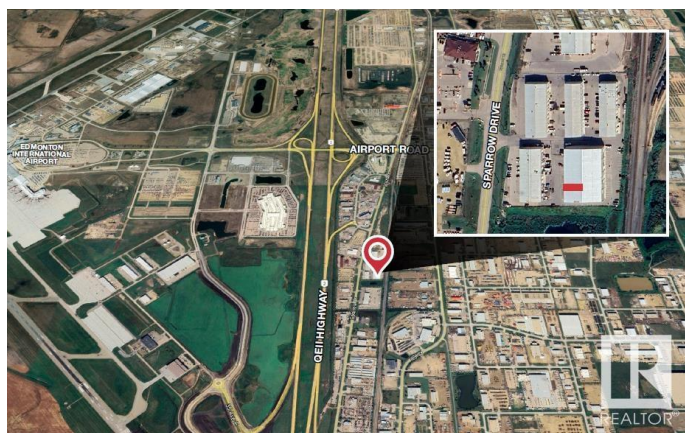
### Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4421288   |
| Price      | \$375,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2019       |
| Type       | Industrial |
| Status     | Active     |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 213 7609 Sparrow Drive |
| Area        | Leduc                  |
| Subdivision | None                   |
| City        | Leduc                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9E 0H3                |

### Exterior



|              |       |
|--------------|-------|
| Exterior     | Mixed |
| Construction | Mixed |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 80                  |
| Zoning         | Zone 81             |

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Listing information last updated on May 3rd, 2025 at 11:47am MDT