

## \$1,400,000 - 5902 44a Street, Leduc

MLS® #E4433230

**\$1,400,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

East Industrial\_LEDU, Leduc, AB

Total of 7521 sq ft on 1.31 acres. Steel frame 6400 sq ft shop, three 12 x 16 ft overhead doors and one 14 x 16 ft overhead door. Radiant tube heaters, fenced yard (except for cross fence with adjoining property which is also for sale). 1131 sq ft of office space with 4 individual offices & boardroom, separate heating system with air conditioning. Well packed gravel yard, able to drive tractor trailer around the shop with two gates. Adjoining parcel of 1.3 acres with 9100 sq ft building also for sale. E4433229

Built in 1979

### Essential Information

MLS® #	E4433230
Price	\$1,400,000
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Industrial
Status	Active

### Community Information

Address	5902 44a Street
Area	Leduc
Subdivision	East Industrial_LEDU
City	Leduc



County	ALBERTA
Province	AB
Postal Code	T9E 7B7

### Exterior

Exterior	Metal, Steel Frame
Construction	Metal, Steel Frame

### Additional Information

Date Listed	April 28th, 2025
Days on Market	98
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 4th, 2025 at 7:17am MDT