

## \$2,500,000 - 6526 Sparrow Drive, Leduc

MLS® #E4437020

**\$2,500,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, Leduc, AB

6526 Sparrow Drive in Leduc offers 2,964 sq.ft.± of showroom, office, and shop space on 0.48 acres±. The building includes three 12' x 12' grade-level doors, a graveled and fenced yard area, and 13' clear ceiling height at the eave. Heating is provided by radiant units in the warehouse and a forced air furnace with air conditioning in the office. Zoned GC, the site offers exposure to QE II, Sparrow Drive, and the new 65 Avenue interchange. Located minutes from Edmonton International Airport.

Built in 1996

### Essential Information

MLS® #	E4437020
Price	\$2,500,000
Bathrooms	0.00
Acres	0.00
Year Built	1996
Type	Industrial
Status	Active

### Community Information

Address	6526 Sparrow Drive
Area	Leduc
Subdivision	None
City	Leduc



County	ALBERTA
Province	AB
Postal Code	T9E 6T9

### Exterior

Exterior	Mixed
Construction	Mixed

### Additional Information

Date Listed	May 16th, 2025
Days on Market	80
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 7:02am MDT