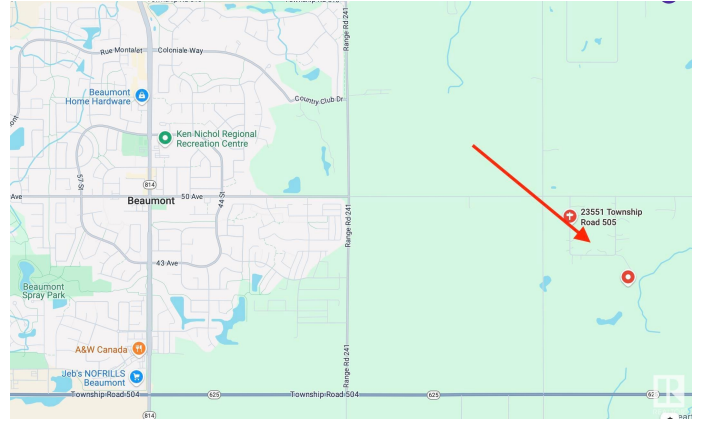


Tucked away in a private cul de sac sits this exceptional 2.5 acre lot thats ready to be built on. With no restrictions on start time, design your dream home at your pace on this rare lot that is located in the established Beau Hills Estates which is literally 3 minutes to the heart of Beaumont. Flat building site with power and gas to the property line, paved road, east front facing with beautiful surroundings.

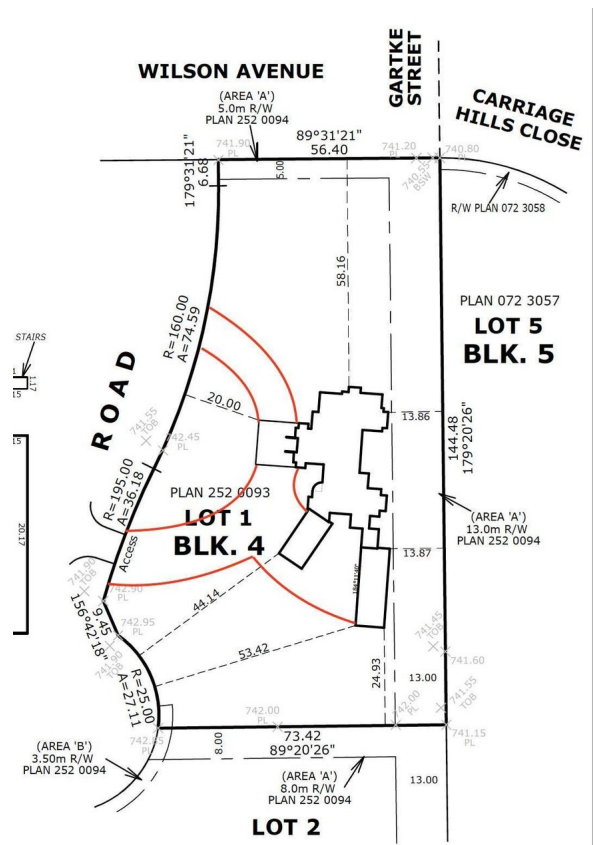


## Essential Information

MLS® #	E4441793
Price	\$549,900
Bathrooms	0.00
Acres	2.50
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	2010 23551 Townhship Road 505
Area	Rural Leduc County
Subdivision	Beau Hills Estates
City	Rural Leduc County
County	ALBERTA
Province	AB



Postal Code            T4X 0S2

**Exterior**

Exterior Features    Corner Lot, Flat Site

**Additional Information**

Date Listed            June 11th, 2025

Days on Market      7

Zoning                Zone 80

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 June 18th, 2025 at 2:32am MDT