

\$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. **DO NOT APPROACH STAFF OR GO DIRECT.**

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 | 36 |
| Zoning | Zone 90 |

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Listing information last updated on May 29th, 2025 at 4:17pm MDT