

## \$429,900 - 206 7611 Sparrow Drive, Leduc

MLS® #E4422263

**\$429,900**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Leduc Business Park, Leduc, AB

This industrial bay features 1,826 square feet of office and warehouse space with a meeting room, a kitchen, and a mezzanine area. This opportunity also includes a 12' x 14' grade loading bay with electric opener. This property is located adjacent to the Leduc Business Park, just minutes from major transportation routes and several amenities. From this location, The Queen Elizabeth II Highway is only 2.0 KM (2 mins), Nisku Spine Road is 10.4 KM (12 mins) and Anthony Henday Drive is 16.9 KM (11 mins) away.

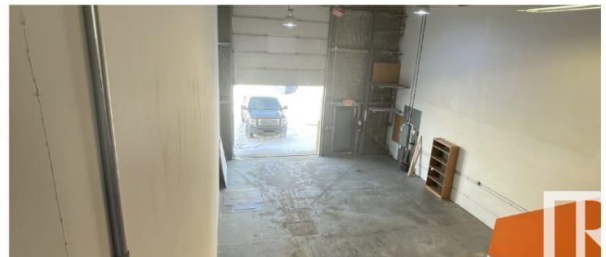
Built in 2007

### Essential Information

MLS® #	E4422263
Price	\$429,900
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Industrial
Status	Active

### Community Information

Address	206 7611 Sparrow Drive
Area	Leduc
Subdivision	Leduc Business Park
City	Leduc



County	ALBERTA
Province	AB
Postal Code	T9E 0H3

**Exterior**

Exterior	Metal
Construction	Metal

**Additional Information**

Date Listed	February 20th, 2025
Days on Market	94
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 May 25th, 2025 at 6:47am MDT