

## \$319,000 - 304 7611 Sparrow Drive, Leduc

MLS® #E4387572

**\$319,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

West Commercial (Leduc), Leduc, AB

1381.79 sq/ft industrial bay located in the Northwest Commercial district of Leduc. Close to Nisku and the Edmonton International Airport. Set up with work shop, lunch/office space, washroom, and a large overhead door.

Built in 2008

### Essential Information

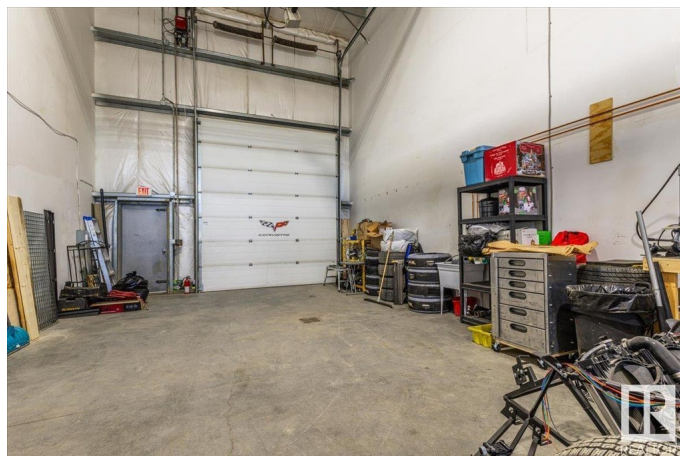
MLS® #	E4387572
Price	\$319,000
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Industrial
Status	Active

### Community Information

Address	304 7611 Sparrow Drive
Area	Leduc
Subdivision	West Commercial (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8A5

### Exterior

Exterior	Metal, Steel Frame
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Construction            Metal, Steel Frame

**Additional Information**

Date Listed            May 15th, 2024

Days on Market       414

Zoning                 Zone 81

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Listing information last updated on July 3rd, 2025 at 7:17am MDT