

## \$375,000 - 213 7609 Sparrow Drive, Leduc

MLS® #E4421288

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, Leduc, AB

Warehouse bay, available for possession with 30 days notice. Open warehouse with large overhead door. Buildout includes a washroom and kitchenette. Shop has ceiling fans, fully sprinklered, ample parking, sump and high ceilings.

Built in 2019

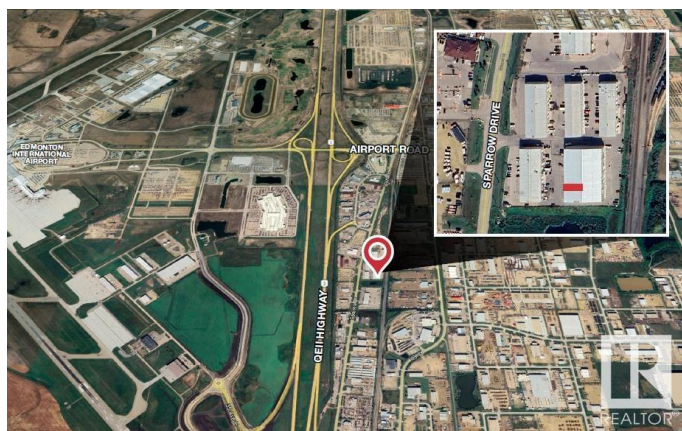
### Essential Information

MLS® #	E4421288
Price	\$375,000
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Industrial
Status	Active

### Community Information

Address	213 7609 Sparrow Drive
Area	Leduc
Subdivision	None
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0H3

### Exterior



Exterior	Mixed
Construction	Mixed

**Additional Information**

Date Listed	February 12th, 2025
Days on Market	124
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 June 16th, 2025 at 3:32pm MDT