

\$350,000 - 214 7609 Sparrow Drive, Leduc

MLS® #E4463718

\$350,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

None, Leduc, AB

#214/#206 7609 Sparrow Drive offered for both sale or lease (see MLS E4463719 for #206 details) at a combined asking price of \$725,000 for both units. #214 is developed with approximately 1900 sf of office space over 2 floors (950 SF each) with 3 offices, reception, washroom on each floor, a full kitchen on second floor along with a large open work area and the 3rd office. Air conditioned space with additional storage, and laundry hook ups, approximately 800 sf of open warehouse connected to the 1750 sf of open warehouse in #206.

Built in 2019

Essential Information

MLS® #	E4463718
Price	\$350,000
Lease Rate	\$13
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Industrial
Status	Active

Community Information

Address	214 7609 Sparrow Drive
Area	Leduc



Subdivision	None
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0H3

Exterior

Exterior	Metal
Construction	Metal

Additional Information

Date Listed	October 28th, 2025
Days on Market	1
Zoning	Zone 81

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Listing information last updated on October 29th, 2025 at 3:17am MDT