

## \$2,500,000 - 6526 Sparrow Drive, Leduc

MLS® #E4437020

**\$2,500,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, Leduc, AB

6526 Sparrow Drive in Leduc offers 2,964 sq.ft.± of showroom, office, and shop space on 0.48 acres±. The building includes three 12' x 12' grade-level doors, a graveled and fenced yard area, and 13'10" clear ceiling height at the eave. Heating is provided by radiant units in the warehouse and a forced air furnace with air conditioning in the office. Zoned GC, the site offers exposure to QE II, Sparrow Drive, and the new 65 Avenue interchange. Located minutes from Edmonton International Airport.

Built in 1996

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4437020    |
| Price      | \$2,500,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1996        |
| Type       | Industrial  |
| Status     | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6526 Sparrow Drive |
| Area        | Leduc              |
| Subdivision | None               |
| City        | Leduc              |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T9E 6T9 |

**Exterior**

|              |       |
|--------------|-------|
| Exterior     | Mixed |
| Construction | Mixed |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 142            |
| 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 October 4th, 2025 at 10:32pm MDT