

## **\$350,000 - 3004 59 Ave, Rural Leduc County**

---

MLS® #E4427897

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.16 Acres

Royal Oaks\_LEDU, Rural Leduc County, AB

Welcome to Royal Oaks Corner Lot â€” an exceptional opportunity to build your Custom-built dream Home. Enjoy the added benefits of green space and walking trails at the rear of the property. The lot is serviced with municipal water and sewer, ensuring convenience and reliability. With its prime location, you're only approximately 10 minutes from Edmonton International Airport, Costco, and other major amenities. Public transportation options are close by, and you'll be just 5-6 minutes from Edmonton South Common, which offers free Wi-Fi parks, a 2.5-acre playground, restaurants, and more. Royal Oaks is a prestigious neighborhood with multimillion-dollar homes, making it the perfect place to build the home you've always dreamed of. Don't miss out on this incredible opportunity!.



### **Essential Information**

MLS® #	E4427897
Price	\$350,000
Bathrooms	0.00
Acres	0.16
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address 3004 59 Ave  
Area Rural Leduc County  
Subdivision Royal Oaks\_LEDU  
City Rural Leduc County  
County ALBERTA  
Province AB  
Postal Code T4X 0X9

## Exterior

Exterior Features Airport Nearby, Corner Lot, S

## Additional Information

Date Listed March 28th, 2025  
Days on Market 5  
Zoning Zone 80



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS<sup>®</sup> ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS<sup>®</sup> 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<sup>®</sup>, REALTORS<sup>®</sup>) and/or the quality of services they provide (MLS<sup>®</sup>, Multiple Listing Service<sup>®</sup>)

Listing information last updated on April 2nd, 2025 at 6:47pm MDT

