

\$339,000 - 3004 59 Ave, Rural Leduc County

MLS® #E4427897

\$339,000

0 Bedroom, 0.00 Bathroom,
Rural on 0.16 Acres

Royal Oaks_LEDU, Rural Leduc County, AB

Welcome to Royal Oaks Corner Lot – 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	\$339,000
Bathrooms	0.00
Acres	0.16
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

NOTE:
Information to be used
as a guideline only, and
is subject to change.

NOTE:
Builder/Owner responsible
to ensure back (R)
levels meet all codes.

NOTE:
Proposed clean out shown.
Proposed service shown.
Proposed street light shown.
Proposed storm drain shown.
Proposed G.L. location shown.
Proposed manhole shown.
Proposed service pedestal shown.
Proposed water shown.

HOUSE TYPE
FINISHED FLOOR
FINISHED GRADE
BOTTOM OF FOOTING
BOTTOM OF - BACKHOE STOP
TOP OF CONCRETE BASEMENT WALL
GARAGE FLOOR
SECTION WALL SERVICE INSERT
FOOTING SIZE

Lot Area:
642.5 Sq M

Scale: 1:300
Date: 10/14/14

Pals Geomatics
Corp.

Exterior

Exterior Features Airport Nearby, Corner Lot, S

Additional Information

Date Listed	March 28th, 2025
Days on Market	97
Zoning	Zone 80

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Listing information last updated on July 3rd, 2025 at 7:02am MDT