

# \$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 – 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

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

Visit  
RUS Zoning

NOTE:  
Builder/Owner responsible to ensure back fill meets meet all codes.

PROPOSED CLEAN OUT SHOW  
PROPOSED SERVICE SHOW  
PROPOSED STREET LIGHT SHOW  
PROPOSED STORM SHOW  
PROPOSED E.C. LOCATOR SHOW  
PROPOSED TRANSFORMER SHOW  
PROPOSED SERVICE PIEDestal SHOW  
PROPOSED TOWER SHOW

HOUSE TYPE  
PERMANENT FLOOR  
BOTTOM OF FOOTING  
PERMANENT GRADE 41 - FRONT STEP  
BOTTOM OF - BACKYARD DOOR ALL  
BASEMENT WINDOWS  
TOP OF CONCRETE FINISHING WALL  
GARAGE FLOOR  
SEWAGE PUMP SERVICE INLET  
FOOTING SIZE

Lot Area:  
642.5 Sq M

DATE: 20/06/11  
BY: 20/06/11  
DATE: 20/06/11  
BY: 20/06/11

SCALE: 1:300 DATE DRAWING: 20/06/11

LOT 22 BLOCK 5 PLAN 142-3481  
SUBDIVISION: Royal Oaks  
IN: Leelanau County ALBERTA

Pals Geomatics Corp.

## Exterior

Exterior Features    Airport Nearby, Corner Lot, S

Date Listed	March 28th, 2025
Days on Market	24
Zoning	Zone 80

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Listing information last updated on April 21st, 2025 at 2:17pm MDT