

\$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

□ Vault
Ru3 Zoning

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

PROPOSED CLEAN OUT SHOW
PROPOSED DRIVEWAY SHOW
PROPOSED STREET LIGHT SHOW
PROPOSED STORM DRAIN SHOW
PROPOSED G.L. LOCATION SHOW
PROPOSED LANDSCAPE SHOW
PROPOSED SERVICE PEDESTAL SHOW
PROPOSED TOWER SHOW

HOUSE TYPE
PARKED FLOOR
BOTTOM OF ROOFLINE
PARKED GRAB #1 - FRONT STEP
BOTTOM OF - BACK OF HOUSE
PARKED GRAB #2 - BACKYARD DOOR ALL
TOP OF CONCRETE FINISHED WALL
BASEMENT WINDOWS
GARAGE FLOOR
SEWER MAIN SERVICE INSET
FOOTING SIZE

6.93

Front

Lot Area:
642.5 Sq M

ALL DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF
BUILDING FOOTPRINT TO EXISTING FOUNDATION SHALL BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
ADDITIONAL TO CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED
BY THE LOCAL APPLICABLE AUTHORITY

DATE OF RECORD
P.P.

SCALE: 1:300 DATE DRAWING: Jun 20/14

LOT 22 BLOCK 5 PLAN 142 3481
SUBDIVISION Royal Oaks
IN Letoux County ALBERTA

Pals Geomatics Corp.

Exterior

Exterior Features Airport Nearby, Corner Lot, S

Additional Information

Date Listed	March 28th, 2025
Days on Market	94
Zoning	Zone 80

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 June 30th, 2025 at 1:47am MDT