

# \$1,199,900 - 3028 59 Ave, Rural Leduc County

MLS® #E4421081

**\$1,199,900**

5 Bedroom, 4.00 Bathroom, 3,870 sqft

Rural on 0.16 Acres

Royal Oaks\_LEDU, Rural Leduc County, AB

Welcome to this stunning 3,870 sq.ft. custom-built home w/ a triple car garage, perfectly situated in a quiet cul-de-sac backing onto the walking path. Designed for modern living, this home offers 5 bedrooms, 4 full bathrooms, & a thoughtfully designed open-concept layout. \*MAIN FLOOR BEDROOM w/ full bath + 2 PRIMARY SUITES w/ 5 PC ENSUITES – Perfect for multi-generational living! Discover soaring open-to-below ceilings, elegant hardwood floors, & a gas fireplace, creating a warm & welcoming space. The chef-inspired kitchen is a showstopper, featuring upgraded appliances, a gas stove, & an expansive island – perfect for entertaining! Upstairs, a bonus room open to below offers the perfect retreat. You'll find two luxurious primary suites, each w/ a walk-in closet & spa-like 5 pc ensuite, plus a private balcony overlooking the backyard & walking path. Two more secondary bedrooms & laundry complete the upper level. Step into the yard onto the 2-tier deck w/ natural gas hookup – ideal for family gatherings!



Built in 2015

## Essential Information

MLS® # E4421081

Price \$1,199,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,870                  |
| Acres          | 0.16                   |
| Year Built     | 2015                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3028 59 Ave        |
| Area        | Rural Leduc County |
| Subdivision | Royal Oaks_LEDU    |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0X9            |

### Amenities

|          |   |
|----------|---|
| Features | Air Conditioner, Closet Organizers, Deck, See Remarks |
|----------|---|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Landscaped, See Remarks |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed February 11th, 2025

Days on Market 67

Zoning Zone 80

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Listing information last updated on April 19th, 2025 at 6:17am MDT