

\$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.

☐ Vault

RUS Zoning

Note:
Buyer/Owner representative to ensure back (S) meets street (E) codes.

PROPOSED CLEAN OUT SHOW
PROPOSED SERVICE SHOW
PROPOSED STREET LIGHT SHOW
PROPOSED ROCKET SHOW
PROPOSED G.L. LOCATION SHOW
PROPOSED TRANSFORMER SHOW
PROPOSED SERVICE PESTALITIA SHOW
PROPOSED FURNACE SHOW

HOUSE THIS
PAVED FLOOR
PAVED SIDE W - FRONT STEP
BOTTOM OF FOOTING
- BACK OF HOUSE
TOP OF CONCRETE DOOR SL.
TOP OF BASEMENT WINDOW
GARAGE FLOOR
MAIN FLOOR RESIDENT HALL
MAIN FLOOR SERVICE INVERT
FOOTING SIZE

Lot Area
642.5 Sq M

All dimensions shown are in metres and decimals thereof
All dimensions shall comply with local zoning bylaws and all other applicable laws and regulations
If any construction starts prior to this plan being approved
BY THE LOCAL AUTHORITY AND/OR

DATE OF REVISION
F.P.

LOT 22 BLOCK 5 PLAN 142 3481	SCALE: 1 : 300 DATE DRAWN: Jan 20/24
SUBDIVISION: Royal Oaks	
IN: Lexus County ALBERTA	

Pals Geomatics Corp.

Exterior

Exterior Features Airport Nearby, Corner Lot, S

Additional Information

Date Listed	March 28th, 2025
Days on Market	21
Zoning	Zone 80

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Listing information last updated on April 18th, 2025 at 5:47pm MDT