# \$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 â€" 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

## **Community Information**

Address 3004 59 Ave

Area Rural Leduc County

Subdivision Royal Oaks\_LEDU

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 0X9

**Exterior** 

Exterior Features Airport Nearby, Corner Lot, S

#### **Additional Information**

Date Listed March 28th, 2025

Days on Market 6

Zoning Zone 80



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Listing information last updated on April 3rd, 2025 at 8:17am MDT