

\$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 (R) levels meet all codes.

PROPOSED CLEAN OUT SHOW
PROPOSED SEWER LINE SHOW
PROPOSED STREET LIGHT SHOW
PROPOSED STORM DRAIN SHOW
PROPOSED E.C. LOCATION SHOW
PROPOSED TRANSFORMED SHOW
PROPOSED SERVICE PICTETAL SHOW
PROPOSED TOWER SHOW

HOUSE TYPE
PERMANENT FLOOR
BOTTOM OF FOOTING
PERMANENT GRADE 4" - FRONT STEP
BOTTOM OF - BACKYARD DOOR ALL
BASEMENT WINDOWS
TOP OF CONCRETE FINISHING WALL
GARAGE FLOOR
SEWERAGE AND SERVICE INLET
FOOTING SIZE

ALL DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF
ALL DIMENSIONS AND LOCATIONS SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
NOTES: ALL CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED
BY THE LOCAL PLANNING AUTHORITY

Lot Area:
842.5 Sq M

DATE OF RECORD: Nov. 26/73
P.P. No. 612-1

LOT 22 BLOCK 5 PLAN 142-3481
SUBDIVISION: Royal Oaks
JURISDICTION: Alberta

SCALE: 1 inch = 300 feet
DATE DRAWN: Jan. 20/74

Pals Geomatics Corp.

Exterior

Exterior Features Airport Nearby, Corner Lot, S

Additional Information

Date Listed	March 28th, 2025
Days on Market	82
Zoning	Zone 80

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Listing information last updated on June 18th, 2025 at 1:02pm MDT