

\$349,000 - 3004 59 Ave, Rural Leduc County

MLS® #E4427897

\$349,000

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	\$349,000
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 backfill levels meet all codes.

- PROPOSED CLEAN OUT SHOW
- PROPOSED SEWER SHOWN
- PROPOSED STREET LIGHT SHOWN
- PROPOSED STORM SHOWN
- PROPOSED G.L. LOCATION SHOWN
- PROPOSED TRANSFORMER SHOWN
- PROPOSED SERVICE PEDESTAL SHOWN
- PROPOSED TOWER SHOWN

HOUSE TYPE

PERMANENT FLOOR
BOTTOM OF FOOTING
FINISHED GRAVE #1 - FRONT STEP
BOTTOM OF - BACKYARD DOOR SL.
- BASEMENT WINDOWS
TOP OF CONCRETE FINISHES WALL
CRAWL SPACE FLOOR
MINIMUM GRASS SERVICE INSET
FOOTING SIZE

**ALL DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF.
BUILDERS / OWNER TO VERIFY SHOWN ARE AS CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
IF ANY CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED
BY THE LOCAL APPLICABLE AUTHORITY.**

SCALE: 1" = 300' **DATE DRAWN:** Jan. 20/14

LOT 22 BLOCK 5 PLAIN 142 3481 SUBDIVISION Royal Oaks W. Lewis County ALBERTA

Lot Area: 642.5 Sq M

Pals Geomatics Corp.

Exterior

Exterior Features Airport Nearby, Corner Lot, S

Additional Information

Date Listed	March 28th, 2025
Days on Market	113
Zoning	Zone 80

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Listing information last updated on July 19th, 2025 at 1:17pm MDT