

# \$325,000 - 3052 59 Ave Avenue, Rural Leduc County

MLS® #E4416984

**\$325,000**

0 Bedroom, 0.00 Bathroom,

Rural on 0.17 Acres

Royal Oaks\_LEDU, Rural Leduc County, AB

Royal Oaks, (LOT#16) a new large lot subdivision with significant development already in place, conveniently located close to South Edmonton Common, Amazon, Airport, Leduc and Beaumont. Build your new dream home on a large pie lot, in walkable neighbourhood with parks, walking trails and green spaces. Lot 32(Frontage)x103(Depth)x104(Rear) 52' building pocket GST and landscape deposits may apply.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4416984        |
| Price     | \$325,000       |
| Bathrooms | 0.00            |
| Acres     | 0.17            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3052 59 Ave Avenue |
| Area        | Rural Leduc County |
| Subdivision | Royal Oaks_LEDU    |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |

Postal Code            T0C 2K0

**Exterior**

Exterior Features    Flat Site

**Additional Information**

Date Listed            January 3rd, 2025

Days on Market       213

Zoning                 Zone 80

HOA Fees Freq.       Other

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Listing information last updated on August 4th, 2025 at 10:17am MDT