# \$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 305

Zoning Zone 80

HOA Fees Freq. Other

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 5:47pm MST