

# \$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, 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) 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        164  
Zoning                      Zone 80  
HOA Fees Freq.        Other

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Listing information last updated on June 16th, 2025 at 1:47pm MDT