

# \$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       239

Zoning                 Zone 80

HOA Fees Freq.       Other

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Listing information last updated on August 29th, 2025 at 10:48pm MDT