

\$350,000 - 3004 59 Ave, Rural Leduc County

MLS® #E4427897

\$350,000

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	\$350,000
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.

□ Vent
R/S Zoning

NOTE:
Buyer/Owner responsible to
ensure back to
front meet lot codes.

PROPOSED CLEAN OUT SHOWN
PROPOSED SERVICE SHOWN
PROPOSED STREET LIGHT SHOWN
PROPOSED CORNER SHOWN
PROPOSED E.C. LOCATION SHOWN
PROPOSED TRANSFER SHOWN
PROPOSED SERVICE PILE/STAIL SHOWN
PROPOSED FRONT SHOWN

HOUSE THIS
PROPOSED FLOOR
BOTTOM OF TYPICAL
PARKING SPACE 41 - FRONT STEP
- BACK OF HOUSE
- BACK OF HOUSE
TOP OF CONCRETE REINFORCED WALL
GARAGE FLOOR
GARAGE SPACE SERVICE INVERT
TYPICAL SIZE

ALL DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF
EXCEPT WHERE NOTED OTHERWISE
PROPOSED LOT 22, BLOCK 5, SUBDIVISION, RAYSL OAKS
REVIEW AND CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED
BY THE LOCAL APPLICABLE AUTHORITY

1.91 Area
642.5 Sq M

DATE: 20/03/11
DRAWN: 26/03/11
DATE OF REVISION: 26/03/11
F.P.

LOT 22 BLOCK 5 PLAN 142 3481
SUBDIVISION: Raysl Oaks
IN: Lexus County ALBERTA

SCALE: 1:300 (DATE DRAWN: Jan. 20/14)

P Pals Geomatics Corp.

Exterior

Exterior Features Airport Nearby, Corner Lot, S

Additional Information

Date Listed	March 28th, 2025
Days on Market	82
Zoning	Zone 80

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Listing information last updated on June 18th, 2025 at 1:47am MDT