

\$749,000 - 3036 58 Avenue, Rural Leduc County

MLS® #E4435007

\$749,000

4 Bedroom, 4.00 Bathroom, 1,904 sqft

Rural on 0.20 Acres

Royal Oaks_LEDU, Rural Leduc County, AB

EXCEPTIONAL EXECUTIVE BUNGALOW:

Meticulously crafted for sophisticated main-floor living. This stunning 3200+ sq ft residence offers an effortless blend of luxury and convenience. The bright, open-concept design showcases 10' ceilings and 8' doors throughout. Entertain gracefully in the gourmet kitchen featuring premium finishes, an expansive granite island, and thoughtful storage solutions. The serene primary retreat includes a spa-inspired ensuite and direct patio access. Main floor perfection continues with a sophisticated den, second bedroom, and dedicated laundry. The fully finished basement presents a second living space-ideal for guests or multi-generation living - complete with separate entrance, full kitchen, two bedrooms with ensuites, and living area. Enjoy maintenance-free living with a covered patio featuring built-in speakers, private fenced yard, and oversized double garage. Minutes to amenities, nestled in a prestigious community with scenic walking trails.

Built in 2015

Essential Information

MLS® # E4435007

Price \$749,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,904 |
| Acres | 0.20 |
| Year Built | 2015 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 3036 58 Avenue |
| Area | Rural Leduc County |
| Subdivision | Royal Oaks_LEDU |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 0X9 |

Amenities

| | |
|----------------|--|
| Features | Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4 |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior | Wood |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs |
| Construction | Wood |

Foundation Concrete Perimeter

Additional Information

Date Listed May 7th, 2025

Days on Market 42

Zoning Zone 80

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Listing information last updated on June 18th, 2025 at 2:02am MDT