

# \$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.

☐ Vault  
**R03 Zoning**

**Note:**  
Builder/Owner representative to submit backfill levels meet all codes.

PROPOSED CLEAN OUT SHOW  
PROPOSED SERVICE SHOW  
PROPOSED STREET LIGHT SHOW  
PROPOSED STREET SIGN  
PROPOSED G.C. LOCATION SHOW  
PROPOSED TRANSFORMER SHOW  
PROPOSED SERVICE PESTHOLE SHOW  
PROPOSED FURNISH SHOW

HOUSE THIS  
FINISHED FLOOR  
FINISHED STEP  
BOTTOM OF FOOTING  
BOTTOM OF - BACK OF HOUSE  
TOP OF CONCRETE DOOR SL.  
TOP OF - BASEMENT WINDOW  
GARAGE FLOOR  
GARAGE FLOOR RESIDENT HALL  
GARAGE FLOOR SERVICE INVERT  
FOOTING SIZE

ALL DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF  
ALL DIMENSIONS ARE SUBJECT TO BE CHECKED BY CONTRACTOR PRIOR TO EXCAVATION  
EXCAVATION / FOUNDATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF RECORD  
IF ANY CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL AUTHORITY AND/OR CITY

Lot Area:  
642.5 Sq M

DRAWN: 20/24  
REV: 20/24  
DATE OF RECORD: 20/24  
P.P.

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

SCALE: 1 : 300 DATE DRAWN: Jan 20/24

**Pals Geomatics Corp.**

## Exterior

Exterior Features    Airport Nearby, Corner Lot, S

## Additional Information

Date Listed	March 28th, 2025
Days on Market	61
Zoning	Zone 80

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Listing information last updated on May 28th, 2025 at 7:17pm MDT