

## **\$359,000 - 3119 61 Avenue, Rural Leduc County**

MLS® #E4421976

**\$359,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.24 Acres

Royal Oaks\_LEDU, Rural Leduc County, AB

0.240 ACRE LOT IN ROYAL OAKS PHASE 1 , is a wonderful UPSCALE ESTATE COMMUNITY just SOUTH OF EDMONTON & less than 5 minutes to Beaumont, South Common, the QE II & it offers quick access to the Anthony Henday! Check out this amazing, PIE SHAPED LOT that just happens to be one of the LARGEST LOTS in the entire subdivision , LOT LOCATED IN IN A CUL-DE-SAC CRESCENT BACKING ON TO GREEN SPACE. Offering a great location, PERFECT FOR FAMILIES with a real COMMUNITY FEEL to the area it was designed & developed with NATURALLY LANDSCAPED GREEN SPACES, PONDS, PARKS & WALKING TRAILS. ROYAL OAKS can offer you a LARGER LOT than can typically be found in newer subdivisions. CHILDREN are BUSED INTO BEAUMONT for schools offering, French, English, Catholic & Protestant education choices. In addition, the EDMONTON INTERNATIONAL AIRPORT (EIA) is located approximately 10 minutes South West of ROYAL OAKS! THIS IS THE PERFECT PLACE TO BUILD YOUR DREAM HOME! No GST applicable .



### **Essential Information**

MLS® #	E4421976
Price	\$359,000

Bathrooms	0.00
Acres	0.24
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### **Community Information**

Address	3119 61 Avenue
Area	Rural Leduc County
Subdivision	Royal Oaks_LEDU
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0X4

### **Exterior**

Exterior Features Airport Nearby, Cul-De-Sac, Golf Nearby, Playground Nearby, Schools, See Remarks

### **Additional Information**

Date Listed	February 18th, 2025
Days on Market	46
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 5:32pm MDT