

## **\$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 | 59                  |
| Zoning         | Zone 80             |

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Listing information last updated on April 17th, 2025 at 11:32pm MDT