

\$339,300 - 3119 61 Avenue, Rural Leduc County

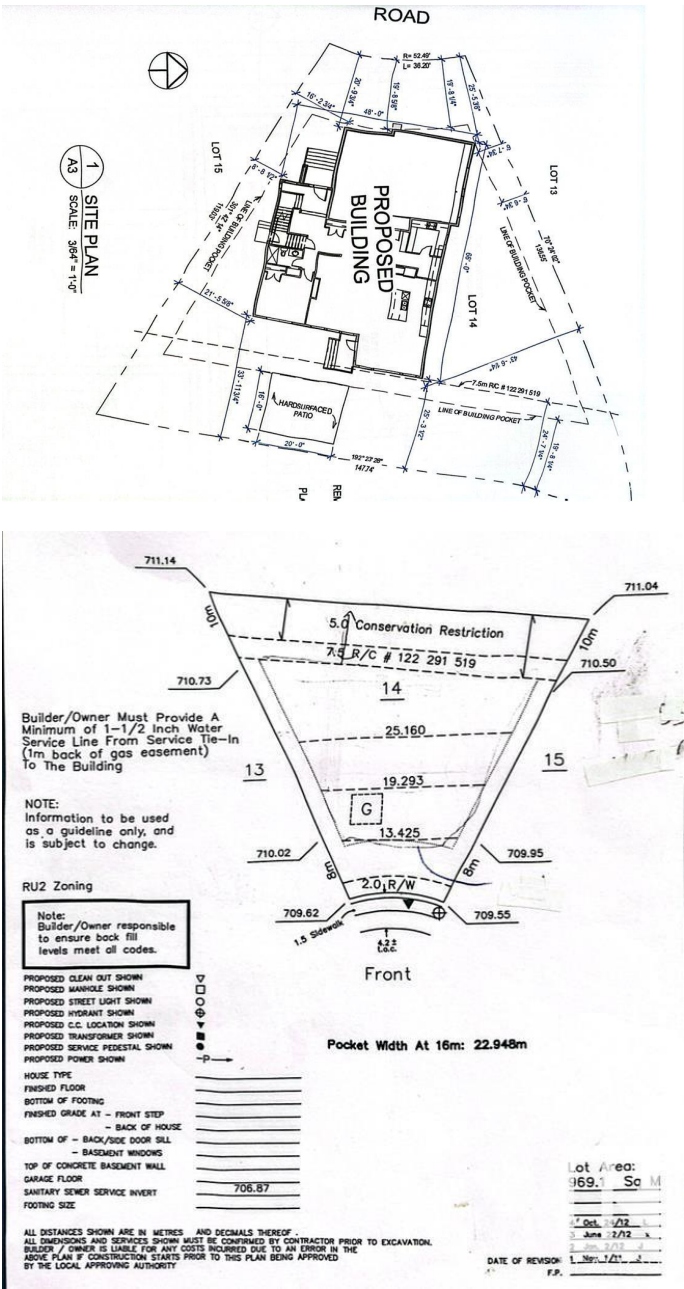
MLS® #E4448098

\$339,300

0 Bedroom, 0.00 Bathroom,
Rural on 0.24 Acres

Royal Oaks_LEDU, Rural Leduc County, AB

10,431 Sq Feet (969.1 Sq Meters or 0.24 Acre) Massive Lot in one of the most desirable community of ROYAL OAKS with NO NEIGHBOURS at the back. MUNICIPAL WATER & SEWER! This Lot is surrounded by multi million dollar homes located in a cul-de-sac crescent and backing onto green space. ALREADY FENCED and has mature trees at the back side. Close to South Common Edmonton, Airport, Nisku, Leduc, Beaumont, Golf Course. Easy access to 50th street and 91 St. This property is located in the established phase 1 of the community and it is close to all amenities. AMAZING OPPORTUNITY TO BUILD ON THIS HUGE LOT! Can accommodate a 48ft building pocket. Build your dream home in prestigious neighborhood of Royal Oaks.



Essential Information

| | |
|-----------|-----------------|
| MLS® # | E4448098 |
| Price | \$339,300 |
| 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 Backs Onto Park/Trees, See Remarks

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 16th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 80 |

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Listing information last updated on July 20th, 2025 at 7:47am MDT