

## \$860,000 - 3006 64 Ave, Nisku

MLS® #E4451547

**\$860,000**

6 Bedroom, 4.00 Bathroom, 2,219 sqft

Single Family on 0.00 Acres

None, Nisku, AB

Live the luxury dream on a prime corner lot in Royal Oaks Estates, Rural Leduc County! This 6-bedroom, 4-bath beauty welcomes you with a royal double-door entry, soaring open-to-below ceilings, and stunning designer finishes throughout. The chef's kitchen is pure perfection with a gas range, chimney hood fan, bar cabinetry, walk-in pantry, and luxury lighting. Enjoy the convenience of a main floor bedroom with full bath, ideal for guests or family. Custom wallpapers, high interior doors, and stucco exterior add elegance in every corner. Step outside to a fully landscaped yard with a spacious deck, perfect for entertaining. Bonus: a 2-bedroom LEGAL basement suite offering rental income or extended living. All set in the prestigious Royal Oaks—known for estate homes, scenic ponds, trails, and easy access to Edmonton & the airport. Style, space, and income—this home has it all!

Built in 2022

### Essential Information

MLS® #	E4451547
Price	\$860,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4



Square Footage	2,219
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3006 64 Ave
Area	Nisku
Subdivision	None
City	Nisku
County	ALBERTA
Province	AB
Postal Code	T4X 2C1

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Oven-Built-In, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 6th, 2025  
Days on Market 6  
Zoning Zone RUR2



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