

\$860,000 - 3006 64 Ave, Rural Leduc County

MLS® #E4452636

\$860,000

6 Bedroom, 4.00 Bathroom, 2,219 sqft

Rural on 0.11 Acres

Royal Oaks_LEDU, Rural Leduc County, 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-BED 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® #	E4452636
Price	\$860,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4

Square Footage	2,219
Acres	0.11
Year Built	2022
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3006 64 Ave
Area	Rural Leduc County
Subdivision	Royal Oaks_LEDU
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 2C1

Amenities

Features	Deck
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Landscaped
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 13th, 2025
Days on Market	4
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF



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Listing information last updated on August 17th, 2025 at 8:17pm MDT