

\$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	23
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 September 5th, 2025 at 8:48am MDT