

# **\$1,145,000 - 3028 59 Avenue, Rural Leduc County**

MLS® #E4438506

**\$1,145,000**

5 Bedroom, 4.00 Bathroom, 3,870 sqft

Rural on 0.16 Acres

Royal Oaks\_LEDU, Rural Leduc County, AB

Welcome to this stunning 3,870 sq.ft. custom-built home w/ a triple car garage, perfectly situated in a quiet cul-de-sac backing onto the walking path. Designed for modern living, this home offers 5 bedrooms, 4 full bathrooms, & a thoughtfully designed open-concept layout. \*MAIN FLOOR BEDROOM w/ full bath + 2 PRIMARY SUITES w/ 5 PC ENSUITES – Perfect for multi-generational living! Discover soaring open-to-below ceilings, elegant hardwood floors, & a gas fireplace, creating a warm & welcoming space. The chef-inspired kitchen is a showstopper, featuring upgraded appliances, a gas stove, & an expansive island – perfect for entertaining! Upstairs, a bonus room open to below offers the perfect retreat. You'll find two luxurious primary suites, each w/ a walk-in closet & spa-like 5 pc ensuite, plus a private balcony overlooking the backyard & walking path. Two more secondary bedrooms & laundry complete the upper level. Step into the yard onto the 2-tier deck w/ natural gas hookup – ideal for family gatherings!

Built in 2015

## **Essential Information**

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Price \$1,145,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,870
Acres	0.16
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3028 59 Avenue
Area	Rural Leduc County
Subdivision	Royal Oaks_LEDU
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0X9

### Amenities

Features	Air Conditioner, Closet Organizers, Deck, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Landscaped, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 26th, 2025

Days on Market 90

Zoning Zone 80

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