



(1 of 2)

**PARCEL: 1128150**

ROLL 1128150  
ADDRESS 3044 59 AVE NE  
LONG LEGAL NE 32 50 24 4  
SHORT LEGAL 1423481 5 17  
OFFSITE LEVY [Arterial Roads & Water](#)

— STATUTORY PLAN —

**ZONING**  
[RU3](#)

**MUNICIPAL DEVELOPMENT PLAN**  
[Urban Centre](#)

**INTERMUNICIPAL DEVELOPMENT PLAN**

**AREA STRUCTURE PLAN**  
[East Vistas LASP](#)

[Zoom to](#)



# Rural Leduc County Alberta

\$339,900

Beautiful pie lot in Royal Oaks with green space & walking trails behind. Inside a cul-de-sac, surrounded by beautiful million dollar homes, ready for you to build your dream home! Municipal water & sewer services in this area, low maintenance living just outside the city. Excellent location, close to Edmonton International Airport, shopping, golf & Highway 2. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Gateway Realty

<https://karenduggan.ca/>



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