



(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](#)

3044 59 Avenue Rural Leduc County AB

\$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. Estimated a 44' building pocket. Excellent location, close to Edmonton International Airport, shopping, golf & Highway 2.

Listing Presented By:



Originally Listed by:
Royal LePage Gateway Realty

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