

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

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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 |
|----------|------|

### 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 | 29                |
| Zoning         | Zone 80           |

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