

## \$728,000 - 3036 58 Avenue, Rural Leduc County

MLS® #E4454047

**\$728,000**

5 Bedroom, 4.00 Bathroom, 1,904 sqft

Rural on 0.20 Acres

Royal Oaks\_LEDU, Rural Leduc County, AB

MINT CONDITION EXECUTIVE BUNGALOW WITH SEPARATE ENTRY TO BASEMENT SUITE !! This elegant 1900 sq.ft bungalow is a showstopper and features 10 FOOT CEILINGS, HARDWOOD & CERAMIC TILE FLOORING, STUNNING KITCHEN with GAS RANGE & WALL OVEN & HUGE ISLAND, gorgeous fireplace and so much more !! The main floor has 2 bedrooms + a DEN that can be used as a 3rd bedroom with 2 full bathrooms including a spa like 5 piece ensuite with large soaker tub, walk-in shower, water closet and walk-in closet. The BASEMENT SUITE, which has a separate entry from the garage, FEATURES 9 FOOT CEILINGS and 2 BEDROOMS WITH FULL ENSUITES, a FULL KITCHEN, LAUNDRY, LARGE REC ROOM and dining room. Incredible location 10 minutes to Edmonton or Leduc or the airport !! Priced below replacement cost; Unbelievable value.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454047  |
| Price      | \$728,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,904                  |
| Acres          | 0.20                   |
| Year Built     | 2015                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3036 58 Avenue     |
| Area        | Rural Leduc County |
| Subdivision | Royal Oaks_LEDU    |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0X9            |

### Amenities

|          |                                                                                                            |
|----------|------------------------------------------------------------------------------------------------------------|
| Features | On Street Parking, Ceiling 10 ft., Deck, Intercom, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
|----------|------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                            |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Shopping Nearby |
| Construction      | Wood                                                                                            |
| Foundation        | Concrete Perimeter                                                                              |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 21st, 2025 |
|-------------|-------------------|

Days on Market 18

Zoning Zone 80

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Listing information last updated on September 8th, 2025 at 4:32am MDT