

\$705,000 - 3036 58 Avenue, Rural Leduc County

MLS® #E4454047

\$705,000

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	\$705,000
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
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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
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Days on Market 73

Zoning Zone 80

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Listing information last updated on November 1st, 2025 at 10:02pm MDT