

## \$899,000 - 3111 58 Avenue, Rural Leduc County

MLS® #E4462437

**\$899,000**

6 Bedroom, 5.50 Bathroom, 3,480 sqft

Rural on 0.11 Acres

Royal Oaks\_LEDU, Rural Leduc County, AB

Discover this custom-built masterpiece in Royal Oaks, perfectly positioned minutes from Edmonton, Beaumont, and the International Airport. Spanning nearly 3,500 sq. ft., this stunning 2-storey walkout home with a triple car garage backs onto a trail and showcases luxurious upgrades throughout. The main floor features two master suites—ideal for multi-generational living—along with a half bath, an open-to-above living room, and a massive gourmet kitchen complemented by a full spice kitchen with premium appliances. The upper level offers four spacious bedrooms, including a lavish primary suite with a walkthrough closet and spa-inspired ensuite. Two bedrooms share a Jack & Jill bath, plus an additional full bath and bonus room overlooking the living area below. With a fully concrete backyard, walkout basement, and elegant custom finishes, this home redefines comfort and functionality for large families.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462437  |
| Price      | \$899,000 |
| Bedrooms   | 6         |
| Bathrooms  | 5.50      |
| Full Baths | 5         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 3,480                  |
| Acres          | 0.11                   |
| Year Built     | 2015                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 3111 58 Avenue     |
| Area        | Rural Leduc County |
| Subdivision | Royal Oaks_LEDU    |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 1Z3            |

### **Amenities**

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood                                               |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, See Remarks |
| Construction      | Wood                                               |
| Foundation        | Concrete Perimeter                                 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 14                 |
| Zoning         | Zone 80            |

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