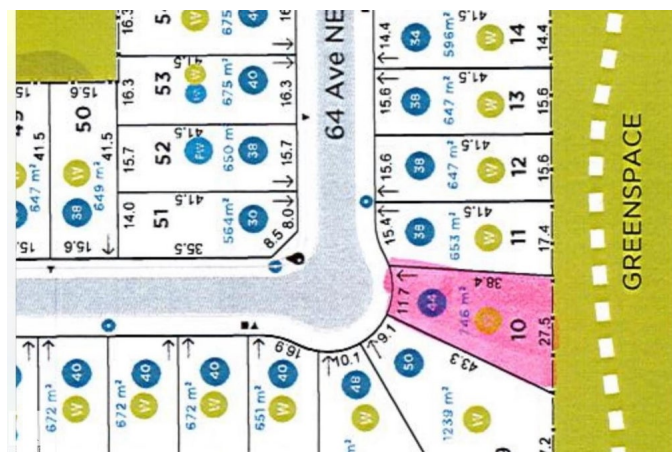
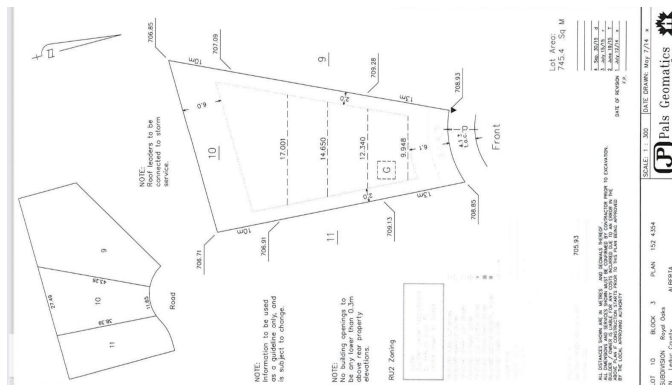


\$399,000

0 Bedroom, 0.00 Bathroom,
Rural on 0.18 Acres

Royal Oaks LEDU, Rural Leduc County, AB

44' Wide Lot | 8,000 Sq Ft | Backing onto Green Space | Ready for Your Custom Walkout Home Build your dream home in the prestigious Royal Oaks community on this spacious 8,000 sq ft lot with a 44-foot frontage. This walkout lot backs directly onto serene green space, offering privacy and stunning views. Ideal for a custom-designed walkout home, Located in the highly sought-after Royal Oaks neighborhood, Quick access to the Edmonton International Airport, Minutes from Beaumont and major amenities. Steps from parks, walking trails, and natural beauty. Peaceful, family-friendly community Don't miss this rare opportunity to build in one of the region's most desirable locations. Whether you're a builder or a homeowner ready to design your perfect residence – this lot is ready for you.



Essential Information

MLS® #	E4453452
Price	\$399,000
Bathrooms	0.00
Acres	0.18
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	6376 30 St
Area	Rural Leduc County
Subdivision	Royal Oaks_LEDU
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 2C1

Exterior

Exterior Features Airport Nearby

Additional Information

Date Listed	August 17th, 2025
Days on Market	2
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 19th, 2025 at 6:17am MDT