

## **\$749,000 - 3036 58 Avenue, Rural Leduc County**

MLS® #E4435007

**\$749,000**

4 Bedroom, 4.00 Bathroom, 1,904 sqft

Rural on 0.20 Acres

Royal Oaks\_LEDU, Rural Leduc County, AB

### **EXCEPTIONAL EXECUTIVE BUNGALOW:**

Meticulously crafted for sophisticated main-floor living. This stunning 3200+ sq ft residence offers an effortless blend of luxury and convenience. The bright, open-concept design showcases 10' ceilings and 8' doors throughout. Entertain gracefully in the gourmet kitchen featuring premium finishes, an expansive granite island, and thoughtful storage solutions. The serene primary retreat includes a spa-inspired ensuite and direct patio access. Main floor perfection continues with a sophisticated den, second bedroom, and dedicated laundry. The fully finished basement presents a second living space-ideal for guests or multi-generation living - complete with separate entrance, full kitchen, two bedrooms with ensuites, and living area. Enjoy maintenance-free living with a covered patio featuring built-in speakers, private fenced yard, and oversized double garage. Minutes to amenities, nestled in a prestigious community with scenic walking trails.

Built in 2015

### **Essential Information**

MLS® # E4435007

Price \$749,000

Bedrooms 4



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	Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	4

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 7th, 2025

Days on Market                40

Zoning                            Zone 80

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