

# \$964,500 - 3104 61 Avenue, Rural Leduc County

MLS® #E4461157

**\$964,500**

3 Bedroom, 3.50 Bathroom, 2,868 sqft  
Rural on 0.23 Acres

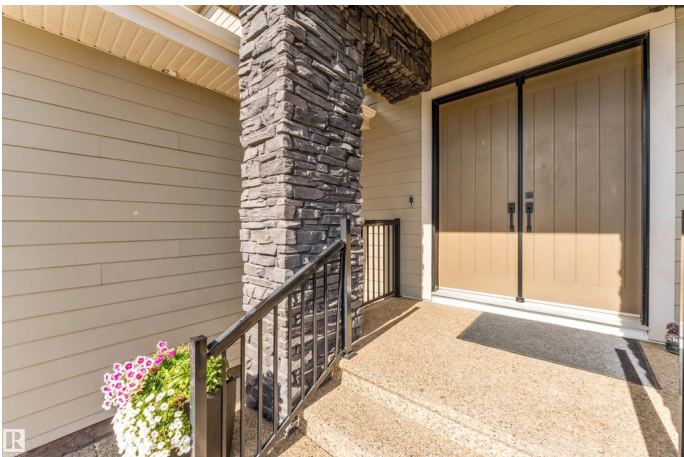
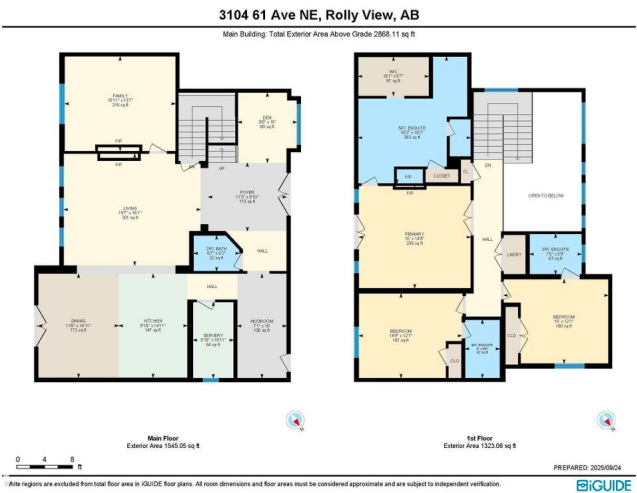
Royal Oaks\_LEDU, Rural Leduc County, AB

Welcome to Royal Oaks! Experience the perfect blend of city convenience and peaceful living. This stunning elevated two-storey offers nearly 2,900 sq. ft. of refined space—just minutes from Beaumont, South Edmonton Common, and the airport. The main floor showcases brand-new ceramic tile, a private butler’s second kitchen, a gourmet chef’s main kitchen with a grand entertaining island, granite counters, high-end stainless appliances, a spacious den with a double-sided fireplace, and a large mudroom. Ascend the custom glass railing to find plush new carpet, upper-floor laundry with counter space, and three bedrooms—each with its own ensuite. The luxurious owner’s retreat features a private balcony, double sinks, jacuzzi, custom walk-in shower, and another double-sided fireplace. All closets include MDF shelving. The massive basement awaits your vision, whether it be in-law suite or private man cav. The oversized heated TRIPLE GARAGE sits on nearly 1/3 acre. Your dream home is calling—don’t wait!

Built in 2014

## Essential Information

MLS® #	E4461157
Price	\$964,500



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,868
Acres	0.23
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3104 61 Avenue
Area	Rural Leduc County
Subdivision	Royal Oaks_LEDU
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0X4

### Amenities

Features	See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed            October 7th, 2025

Days on Market      2

Zoning                Zone 80

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Listing information last updated on October 9th, 2025 at 3:32am MDT