

# \$399,000 - 6376 30 St, Rural Leduc County

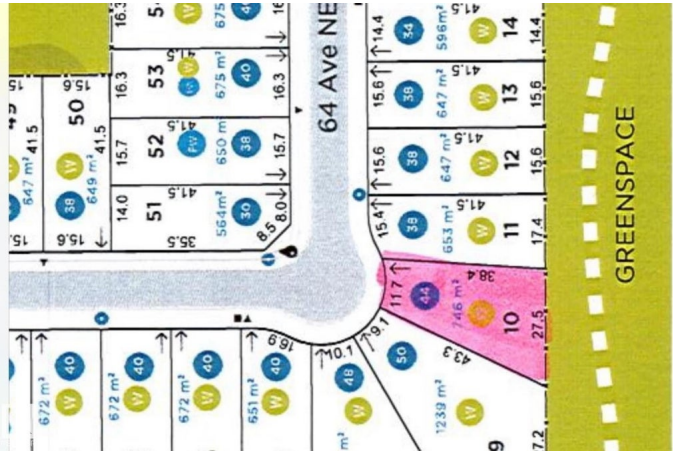
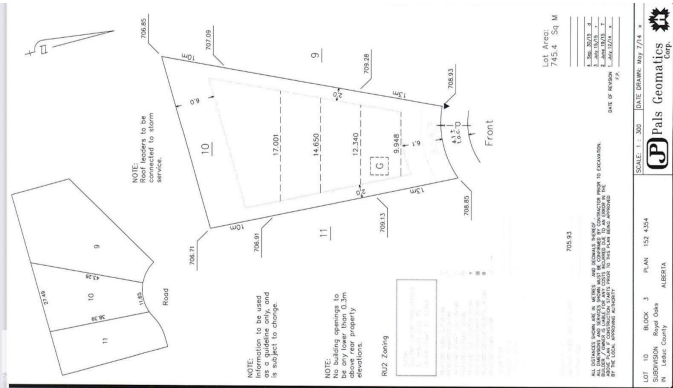
MLS® #E4453452

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.18 Acres

Royal Oaks\_LEDU, Rural Leduc County, AB

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 | 39                |
| Zoning         | Zone 80           |

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Listing information last updated on September 25th, 2025 at 4:02am MDT