

\$1,200,950 - 6360 30 St, Rural Leduc County

MLS® #E4456812

\$1,200,950

4 Bedroom, 4.50 Bathroom, 4,464 sqft

Rural on 0.35 Acres

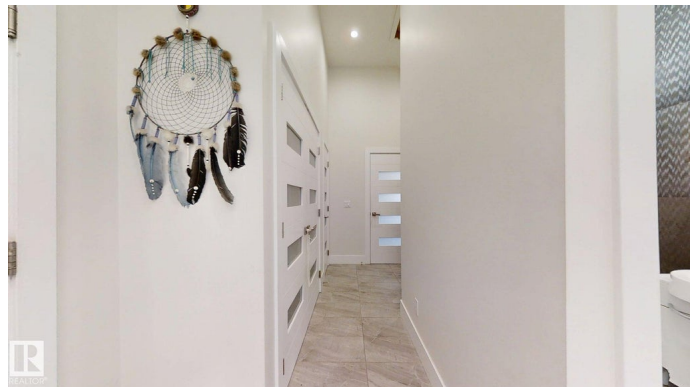
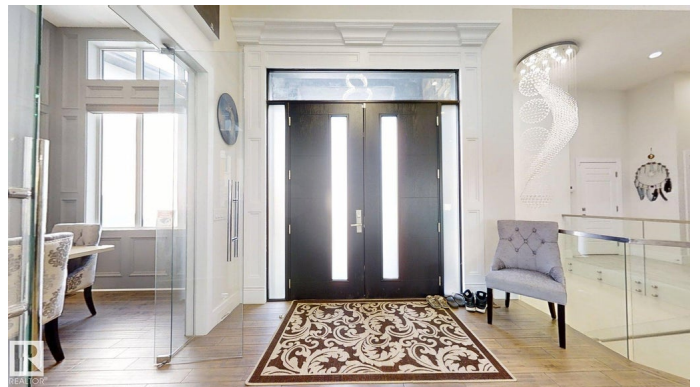
Royal Oaks_LEDU, Rural Leduc County, AB

Welcoming to stunning little shy than 4500 sq ft FULLY WALKOUT custom built Bungalow, Grand dbl door entry to welcoming 18 ft ceiling hall leads to Living room, close to the office to get everyday's work flow done with ease. Main floor huge primary bedroom with 5 piece Spa and WIC. Formal dining area close to Front entry for VIP Guests, Huge kitchen with built in SS appliances, Granite counter tops with waterfall effect, Dual tone cabinets and a SPICE KITCHEN, high quality appliances, Light fixtures, back splash, gas stoves, Hardwood, 2 fire places, Lifetime warranty Blinds and other custom finishes worth seeing workmanship. Basement is FULLY FINISHED with Heated floor having 3 more bedrooms with 3 ensuists & Recreational room with one extra bathroom/Steam room, WET BAR, perfect for entertaining and host game nights. Sitting in a covered back varandha over looking the green space creates a serene evening vibe of luxury, comfort & elegance. Triple car Garage fully finished with heated floor completes this forever Home.

Built in 2016

Essential Information

MLS® #	E4456812
Price	\$1,200,950



Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,464
Acres	0.35
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6360 30 St
Area	Rural Leduc County
Subdivision	Royal Oaks_LEDU
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 2C1

Amenities

Features	Air Conditioner
----------	-----------------

Interior

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

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Fenced, Flat Site
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 8th, 2025
-------------	---------------------

Days on Market 9

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 September 17th, 2025 at 7:17pm MDT