

## \$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

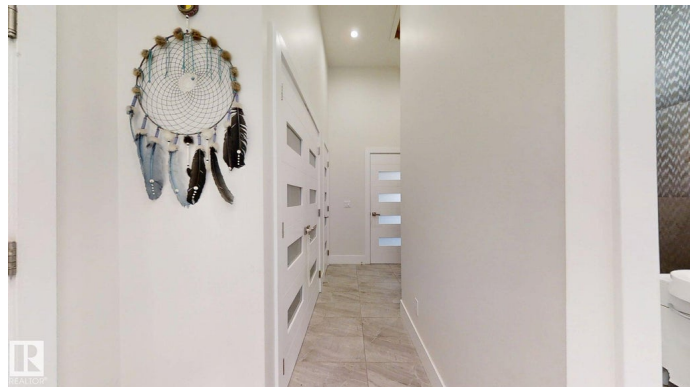
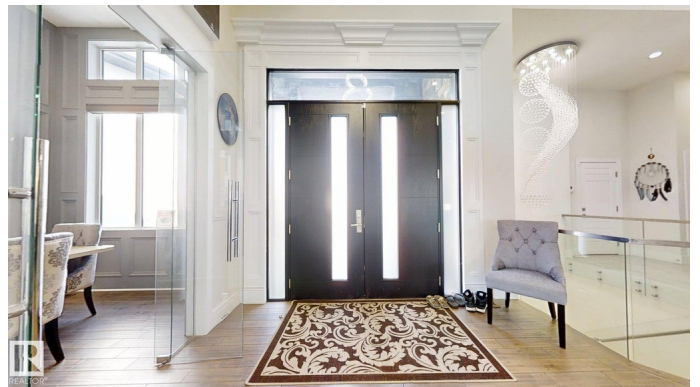
Royal Oaks\_LEDU, Rural Leduc County, AB

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 ensuite & 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 56

Zoning Zone 80

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Listing information last updated on November 2nd, 2025 at 10:17pm MST