

Courtesy Of Tyler J Ellis Of Real Broker

## \$674,900 - 1939 63 Ave, Rural Leduc County

MLS® #E4420625

**\$674,900**

3 Bedroom, 4.00 Bathroom, 2,352 sqft

Rural on 0.10 Acres

Irvin Creek, Rural Leduc County, AB

Welcome to this beautifully designed newly built home in the community of Irvine Creek. With a north-facing orientation, this home offers an abundance of natural light and a thoughtfully planned layout. Step inside to a spacious, open-concept main floor featuring open to below and a seamless flow between the living, dining, and kitchen areas. The den on the main level provides a private space. A spice kitchen complements the stylish main kitchen, ideal for those who love to cook and entertain. A mudroom off the garage ensures a clutter-free entry. Upstairs, you'll find four bedrooms, including a luxurious master suite with a spa-like ensuite bathroom and walk-in closet. Another bedroom features its own private ensuite, perfect for guests or family members. A bonus room offers additional living space, while the laundry room on the upper level adds functionality. This beautifully crafted home is the perfect blend of style, comfort, and functionality. Don't miss the opportunity to make it yours!

Built in 2025

### Essential Information

MLS® #	E4420625
Price	\$674,900
Bedrooms	3



Bathrooms	4.00
Full Baths	4
Square Footage	2,352
Acres	0.10
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1939 63 Ave
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C7

### **Amenities**

Features	Closet Organizers, See Remarks, 9 ft. Basement Ceiling
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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, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	57

## Zoning

## Zone 80

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Listing information last updated on April 4th, 2025 at 4:47pm MDT