

# \$689,000 - 1806 62 Ave, Rural Leduc County

MLS® #E4429708

**\$689,000**

5 Bedroom, 4.00 Bathroom, 2,420 sqft  
Rural on 0.06 Acres

Irvin Creek, Rural Leduc County, AB

Experience modern living with a touch of rural charm in this stunning home! Designed for comfort and convenience, this home features a primary bedroom with a luxurious 5-piece ensuite, an upper-floor laundry, and a spacious main floor with a living room, dining room, great room, den, mudroom, and both a main and spice kitchen—perfect for entertaining. The double detached garage, durable vinyl exterior, and full unfinished basement offer endless potential. Stay cozy year-round with natural gas heating and enjoy the ease of municipal services. Conveniently located minutes from schools, shopping, and playgrounds, this home blends tranquility with urban access.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429708  |
| Price          | \$689,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,420     |
| Acres          | 0.06      |
| Year Built     | 2025      |
| Type           | Rural     |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1806 62 Ave        |
| Area        | Rural Leduc County |
| Subdivision | Irvin Creek        |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0P5            |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 80         |

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Listing information last updated on April 19th, 2025 at 10:32am MDT