

\$699,999 - 1738 62 Ave, Rural Leduc County

MLS® #E4431417

\$699,999

5 Bedroom, 4.00 Bathroom, 2,433 sqft

Rural on 0.10 Acres

Irvine Creek, Rural Leduc County, AB

FULLY UPGRADED BRAND-NEW

Custom-Built 2432sq. ft. Two-Story Home with 5 Bedrooms, 4 Full Bathrooms & Bonus Room in Desirable Irvine Creek (Close to Airport)!

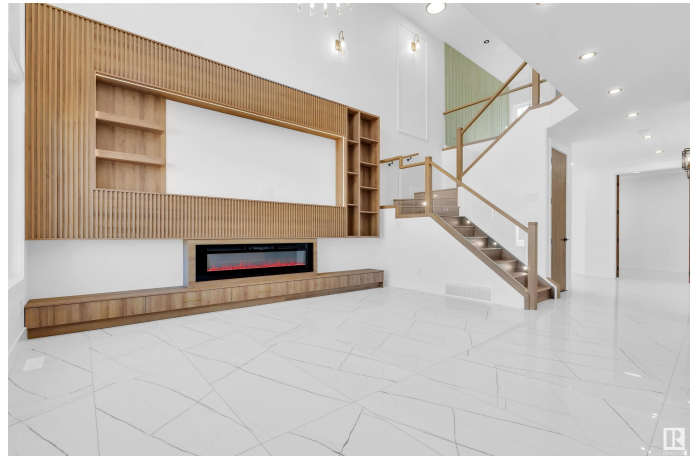
This stunning property offers 2 Main Floor Sitting Areas for ultimate comfort and convenience. The elegant Open-to-Below Family Room features a striking Feature Wall with a sleek Electric Fireplace, adding warmth and style to the space. The custom-designed Ceiling-Height Kitchen boasts an Oversized Central Island with a stunning Waterfall Quartz Countertop, complemented by an Extended Nook for additional dining space. A Walk-Through Spice Kitchen offers ample storage and enhanced functionality, perfect for busy households and entertaining. Elegant Maple Glass Railing leads you to the upper level, where you'll find a luxurious Master Bedroom with an En-suite & Walk-in Closet. Additional highlights include: 24x48 Designer Tiles on the main floor, Upgraded Lighting & Plumbing Fixtures, Modern Color Palette, Glass Railings, much more

Built in 2025

Essential Information

MLS® # E4431417

Price \$699,999



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,433
Acres	0.10
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1738 62 Ave
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C8

Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home
----------	---

Interior

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

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 17th, 2025
-------------	------------------

Days on Market 14

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 May 1st, 2025 at 2:33pm MDT