

## \$769,800 - 1944 59 Ave, Rural Leduc County

---

MLS® #E4453523

**\$769,800**

4 Bedroom, 4.00 Bathroom, 2,496 sqft

Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

**BRAND NEW READY ~ WALKOUT  
BASEMENT ~ SEPARATE ENTRANCE -**

Located in the modern community of Irvine Creek just a short drive to Beaumont, Leduc and Edmonton. Uniquely situated between Beaumont and Leduc, Irvine Creek is a brand new modern development close to schools, shopping the Edmonton International Airport and all the necessary services. The home at just under 2500sqft is ready to move into . With a modern kitchen overlooking a two storey living room with a gorgeous fireplace anchoring the bright space. Flooded with natural light from the large windows, the home feels significantly larger than it is. There's a main floor den that can be easily converted to a fourth bedroom, and it comes with a full bath on the main. There's a bonus room on the upper level and a gorgeous owner's suite. The separate entrance means you have the option for a separate basement suite. Great curb appeal, a modern and stylish interior and an overall incredible value. Welcome Home!



Built in 2025

### Essential Information

MLS® #	E4453523
Price	\$769,800
Bedrooms	4

Bathrooms	4.00
Full Baths	4
Square Footage	2,496
Acres	0.11
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1944 59 Ave
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C4

### Amenities

Features	Walkout Basement
----------	------------------

### 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
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 18th, 2025
Days on Market	2
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 August 20th, 2025 at 11:02am MDT