# \$649,900 - 1939 63 Avenue, Rural Leduc County

MLS® #E4459158

### \$649,900

4 Bedroom, 3.00 Bathroom, 2,360 sqft Rural on 0.10 Acres

Irvine Creek, Rural Leduc County, AB

Welcome to this beautifully designed newly built home in Irvine Creek. With its north-facing orientation, it offers abundant natural light and a smartly planned layout. The open-concept main floor features open to below and a seamless flow between living, dining, and kitchen. A den provides a private space, while the spice kitchen complements the stylish main kitchen, perfect for those who love to cook and entertain. A mudroom off the garage ensures a clutter-free entry. Upstairs, find four bedrooms, including a luxurious master suite with spa-like ensuite and walk-in closet. Another bedroom includes its own private ensuite, ideal for family or guests. A bonus room adds extra living space, while the upper-level laundry provides convenience. To top it off, the home comes with an installed sound system, enhancing everyday living and entertaining. This home blends style, comfort, and functionalityâ€"don't miss the chance to make it yours!

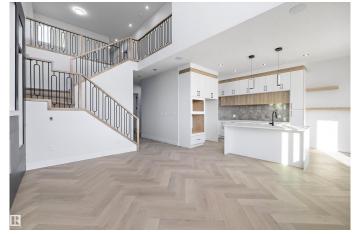
Built in 2025

# **Essential Information**

MLS® # E4459158 Price \$649,900

Bedrooms 4
Bathrooms 3.00







Full Baths 3

Square Footage 2,360

Acres 0.10

Year Built 2025

Type Rural

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 1939 63 Avenue

Area Rural Leduc County

Subdivision Irvine Creek

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 3C7

## **Amenities**

Features Closet Organizers, See Remarks, 9 ft. Basement Ceiling

#### 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 September 23rd, 2025

Days on Market 5

Zoning Zone 80

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Listing information last updated on September 28th, 2025 at 12:47am MDT