

# \$825,500 - N/A, Rural Leduc County

MLS® #E4464104

**\$825,500**

5 Bedroom, 4.00 Bathroom, 2,668 sqft  
Rural on 1.12 Acres

Irvine Creek, Rural Leduc County, AB

Welcome to a beautifully designed Custom Craftsman home nestled in the serene community of Irvine Creek North. This property blends timeless character with thoughtful modern design, offering a perfect balance of comfort and sophistication. The exterior features elegant finishes, rich architectural details, and a welcoming veranda that sets the tone for the warmth inside. Step into an open-concept main floor where natural light flows through large windows, highlighting the spacious living area, cozy fireplace, and a kitchen built for both style and function. The seamless connection between the dining area and outdoor deck makes entertaining effortless. A convenient mudroom and a spice kitchen add to the home’s everyday practicality. Upstairs, the private retreat awaits with a generous primary suite featuring a luxurious ensuite and walk-in closet. Additional bedrooms provide comfort and privacy for family and guests, while a flexible loft offers the perfect space for work or relaxation.

Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4464104  |
| Price    | \$825,500 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,668                  |
| Acres          | 1.12                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | N/A                |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C4            |

### Amenities

|          |                     |
|----------|---------------------|
| Features | Ceiling 9 ft., Deck |
|----------|---------------------|

### 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, Public Transportation, Schools, Shopping Nearby |
| Construction      | Wood                                                               |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 80            |

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Listing information last updated on November 2nd, 2025 at 9:47am MST