

Courtesy Of Tyler J Ellis Of Real Broker

# \$674,900 - 1939 63 Ave, Rural Leduc County

MLS® #E4420625

**\$674,900**

3 Bedroom, 4.00 Bathroom, 2,352 sqft

Rural on 0.10 Acres

Irvin Creek, Rural Leduc County, AB

Welcome to this beautifully designed newly built home in the community of Irvine Creek. With a north-facing orientation, this home offers an abundance of natural light and a thoughtfully planned layout. Step inside to a spacious, open-concept main floor featuring open to below and a seamless flow between the living, dining, and kitchen areas. The den on the main level provides a private space. A spice kitchen complements the stylish main kitchen, ideal for those who love to cook and entertain. A mudroom off the garage ensures a clutter-free entry. Upstairs, you'll find four bedrooms, including a luxurious master suite with a spa-like ensuite bathroom and walk-in closet. Another bedroom features its own private ensuite, perfect for guests or family members. A bonus room offers additional living space, while the laundry room on the upper level adds functionality. This beautifully crafted home is the perfect blend of style, comfort, and functionality. Don't miss the opportunity to make it yours!

Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4420625  |
| Price    | \$674,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,352                  |
| Acres          | 0.10                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 1939 63 Ave        |
| Area        | Rural Leduc County |
| Subdivision | Irvin 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    | February 6th, 2025 |
| Days on Market | 59                 |

## 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 April 6th, 2025 at 8:32am MDT