

Courtesy Of Jashandeep S Sidhu Of Sterling Real Estate

# \$679,000 - 1720 62 Avenue, Rural Leduc County

MLS® #E4428931

**\$679,000**

1 Bedroom, 3.00 Bathroom, 2,383 sqft

Rural on 0.10 Acres

Irvin Creek, Rural Leduc County, AB

## READY FOR QUICK POSSESSION!

Welcome to this stunning two-storey home in the desirable community of Irvine Creek. As you step inside, you're greeted by a spacious den, perfect for a home office or library. A full bath on the main floor adds convenience, making it easy to accommodate guests. The open-concept kitchen is designed for both style and function, featuring a spice kitchen for added convenience. The adjacent living room is bright and airy, with large windows that fill the space with natural light. Upstairs, you'll find three spacious bedrooms, each with generous closet space. The master bedroom boasts a private ensuite with a large vanity and walk-in shower. The two additional bedrooms share a full bathroom. A bonus room and laundry room on the second floor add extra comfort and functionality. Don't miss this opportunity—move-in ready and waiting for you!

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428931  |
| Price      | \$679,000 |
| Bedrooms   | 1         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,383                  |
| Acres          | 0.10                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 1720 62 Avenue     |
| Area        | Rural Leduc County |
| Subdivision | Irvin Creek        |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C8            |

### **Amenities**

|          |  |
|----------|--|
| Features | Carbon Monoxide Detectors, Detectors Smoke |
|----------|--|

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete                                 |
| Exterior Features | Airport Nearby, Schools, Shopping Nearby |
| Construction      | Concrete                                 |
| Foundation        | Concrete Perimeter                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 80         |

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Listing information last updated on April 7th, 2025 at 8:47pm MDT