

\$715,000 - 1903 63 Ave, Rural Leduc County

MLS® #E4421020

\$715,000

5 Bedroom, 4.00 Bathroom, 2,600 sqft

Rural on 0.13 Acres

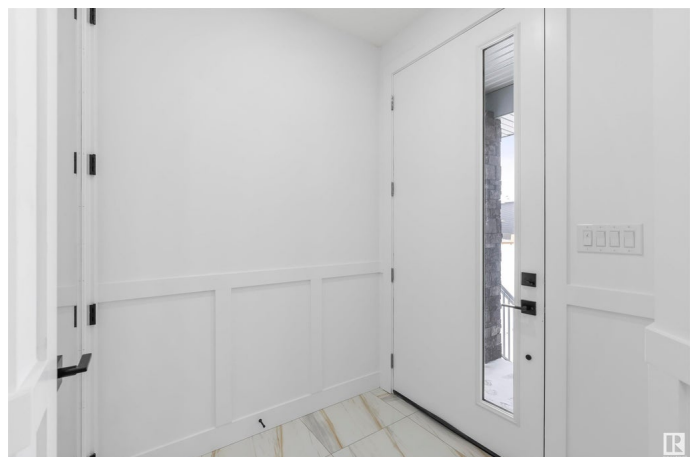
Irvin Creek, Rural Leduc County, AB

****FULLY UPGRADED** BRAND-NEW Custom**
Built 2600 sq ft 2 story Have 5 Bedrooms + 4
Full Bathrooms & Bonus room house on 28 ft
pocket lot in Irvine Creek (Close To
Airport)...On Main Floor Open to Below Family
room with tiled fireplace, dinning/Nook with
Extended Kitchen, Modern ceiling height
Kitchen With STAINLESS STEEL Appliances
+ ****SPICE KITCHEN**** with Quartz
countertops, Main Floor Bedroom with Full
Bathroom & Custom Build Mudroom.. Maple
Glass Railing Leads to 2nd Level, Master
bedroom with En-suite & Walk-in closet, 2nd
Bedroom with Full Bathroom (2nd Master
Bedroom) Another 2 Bedrooms With Full
Bathroom, 2nd floor Laundry with washer &
Dryer,, Bonus Room for your entertainment.
basement Have ***SEPARATE Entry***.. Other
features 24x48 Tiles Main floor,, Upgraded
Lighting & Plumbing Fixtures, Modern Colours,
Glass Railing & Much More..**MUST SEE**

Built in 2024

Essential Information

MLS® #	E4421020
Price	\$715,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4



Square Footage	2,600
Acres	0.13
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1903 63 Ave
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C9

Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, HRV System, 9 ft. Basement Ceiling
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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, Golf Nearby, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 10th, 2025
Days on Market	68

Zoning

Zone 80

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Listing information last updated on April 19th, 2025 at 5:02pm MDT