

## \$748,800 - 6309 17 St, Rural Leduc County

MLS® #E4425990

**\$748,800**

4 Bedroom, 4.00 Bathroom, 2,770 sqft

Rural on 0.13 Acres

Irvin Creek, Rural Leduc County, AB

READY TO MOVE IN NOW !!! Brand-New Custom Built 2770 sq ft 2 story Have 4 Bedrooms + 4 Full Bathrooms, DEN & Bonus room house in IRVINE CREEK Close to Airport..On Main Floor Open to Below Living room, dinning/Nook with Buffet Kitchen with Wine Cooler, Modern ceiling height Kitchen With STAINLESS STEEL Appliances + \*SPICE KITCHEN\* with Quartz countertops, Family room with Fireplace, Rear Door Opens to Sun-Deck, Main Floor DEN/Room with Full Bathroom & Custom Build Mudroom.. Maple glass Railing Leads to 2nd Level, Master bedroom with En-suite & Walk-in closet, 2 Bedrooms with full Bathroom & another bedroom with Full Bathroom (Can be used as 2nd Master Bedroom), walk-in Laundry on 2nd Level with washer & Dryer,, & Bonus Room For Ur Entertainment. basement Have \*SEPARATE Entry\*.. Other features Vynal & Stone Exterior, 24x48 Tiles Main floor,, high-end Finishing Material, 8Ft Doors, Upgraded Lighting & Plumbing Fixtures, Modern Colours, & Much More..MUST SEE

Built in 2024

### Essential Information

MLS® # E4425990

Price \$748,800



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,770
Acres	0.13
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6309 17 St
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C8

### Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, 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
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 14th, 2025

Days on Market 36

Zoning Zone 80

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Listing information last updated on April 19th, 2025 at 4:47pm MDT