

Courtesy Of Ishwarjot Sohi Of Royal Lepage Arteam Realty

\$689,999 - 1842 62 Ave, Rural Leduc County

MLS® #E4425521

\$689,999

5 Bedroom, 4.00 Bathroom, 2,369 sqft

Rural on 0.10 Acres

Irvin Creek, Rural Leduc County, AB

FULLY UPGRADED BRAND-NEW

Custom-Built 2369 sq. ft. Two-Story Home with 5 Bedrooms, 4 Full Bathrooms & Bonus Room in Desirable Irvine Creek (Close to Airport)!

This stunning property offers 2 Main Floor Sitting Areas for ultimate comfort and convenience. The elegant Open-to-Below Family Room features a striking Feature Wall with a sleek Electric Fireplace, adding warmth and style to the space. The custom-designed Ceiling-Height Kitchen boasts an Oversized Central Island with a stunning Waterfall Quartz Countertop, complemented by an Extended Nook for additional dining space. A Walk-Through Spice Kitchen offers ample storage and enhanced functionality, perfect for busy households and entertaining. Elegant Maple Glass Railing leads you to the upper level, where you'll find a luxurious Master Bedroom with an En-suite & Walk-in Closet. Additional highlights include: 24x48 Designer Tiles on the main floor, Upgraded Lighting & Plumbing Fixtures, Modern Color Palette, Glass Railings, and much



Built in 2025

Essential Information

MLS® # E4425521

Price \$689,999

| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,369 |
| Acres | 0.10 |
| Year Built | 2025 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 1842 62 Ave |
| Area | Rural Leduc County |
| Subdivision | Irvin Creek |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 3C8 |

Amenities

| | |
|----------|---|
| Features | Ceiling 9 ft., Closet Organizers, Detectors Smoke |
|----------|---|

Interior

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

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood |
| Exterior Features | Airport Nearby |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 24 |

Zoning

Zone 80



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Listing information last updated on April 6th, 2025 at 6:47pm MDT