

\$595,000 - N/A, Rural Leduc County

MLS® #E4430917

\$595,000

3 Bedroom, 3.00 Bathroom, 1,905 sqft
Rural on 0.11 Acres

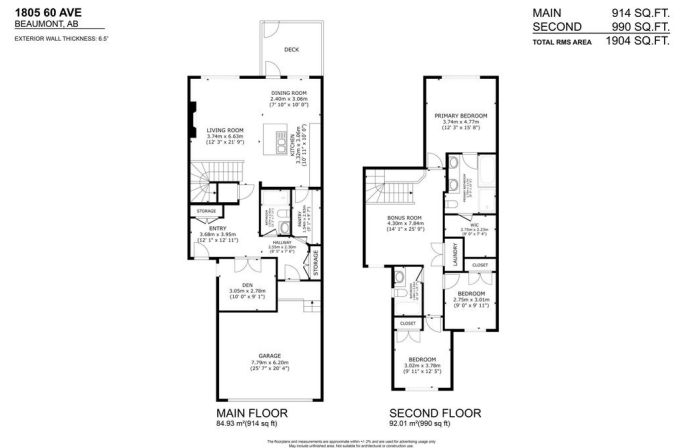
Irvin Creek, Rural Leduc County, AB

BRAND NEW ~ READY to MOVE IN ~
SEPARATE ENTRANCE - Located in the modern community of Irvine Creek just a short drive to Beaumont, Leduc and Edmonton. Uniquely situated between Beaumont and Leduc, Irvine Creek is a brand new modern development close to schools, shopping the Edmonton International Airport and all the necessary services. The home at just under 2000sqft is ready to move into with even the garage being fully finished. With a modern kitchen overlooking a two storey living room with a gorgeous fireplace anchoring the bright space. Flooded with natural light from the large windows, the home feels significantly larger than it is. There's a main floor den that can be easily converted to a fourth bedroom, and it comes with a full bath on the main. There's a bonus room on the upper level and a gorgeous owner's suite. The separate entrance means you have the option for a separate basement suite. Great curb appeal, a modern and stylish interior and comes with a \$5,000 appliance credit.

Built in 2024

Essential Information

MLS® # E4430917
Price \$595,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,905
Acres	0.11
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	N/A
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C8

Amenities

Features	Deck
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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	Slab

Additional Information

Date Listed	April 15th, 2025
Zoning	Zone 80

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Listing information last updated on April 15th, 2025 at 7:47pm MDT