

# \$705,000 - N/A, Rural Leduc County

MLS® #E4428621

**\$705,000**

4 Bedroom, 3.00 Bathroom, 2,406 sqft

Rural on 0.13 Acres

Irvin Creek, Rural Leduc County, AB

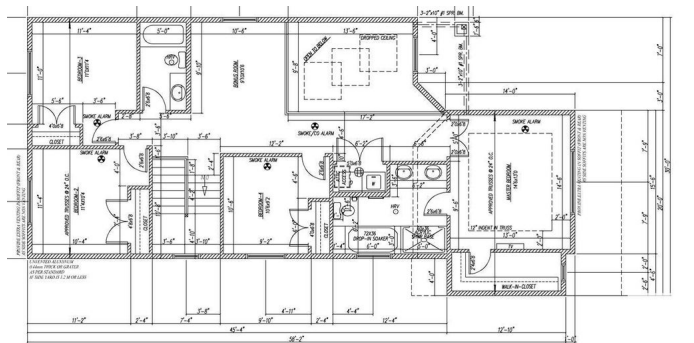
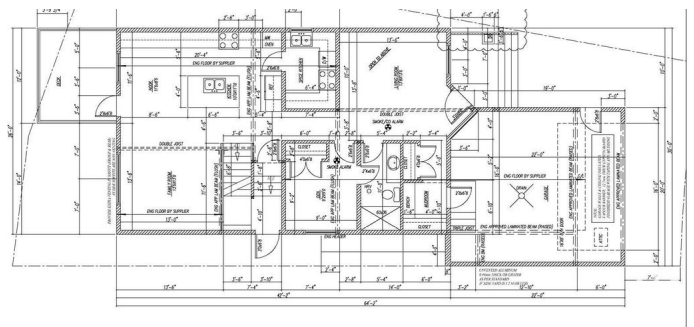
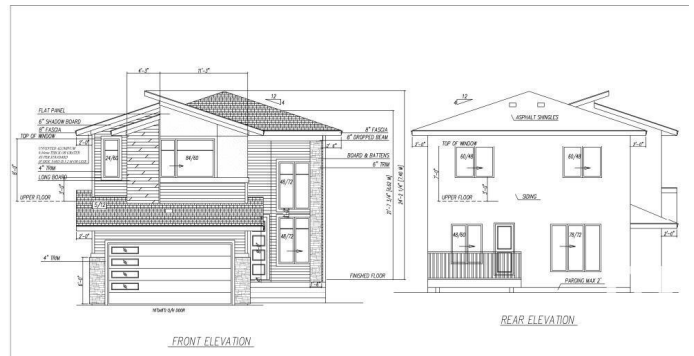
This amazing 2400 sq ft + home features 5 beds and 3 baths with 9 foot ceilings. Yes , main floor upper floor and even the basement. With high end finishes such as quartz counter tops, blue tooth speaker systems, a glass railing , a full finished garage , and a 200 amp electrical breaker this home has it all. Not to mention it is located on a 30 POCKET lot which gives you a total front foot of 43 feet. With a spice kitchen , deck and lots of room to roam this house is perfect for any family

Built in 2025

## Essential Information

MLS® #	E4428621
Price	\$705,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,406
Acres	0.13
Year Built	2025
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 3C4

### **Amenities**

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
----------	---

### **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, Creek
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 10:17am MDT