# \$688,800 - 1921 63 Ave, Rural Leduc County

MLS® #E4445078

## \$688,800

4 Bedroom, 3.00 Bathroom, 2,400 sqft Rural on 0.03 Acres

Irvine Creek, Rural Leduc County, AB

\*\*BRAND NEW NORTH FACING\*\*2400 sq ft house with 4 bedrooms + 3 Full Bathroom + Bonus Room & Double Garage in Irvine Creek..On Main Floor Open to Below Living room with Fireplace, Modern ceiling height Kitchen With All STAINLESS STEEL Appliances + \*SPICE KITCHEN\* with Quartz countertops & Pantry Shelfs,, Dinning Area With Extended Kitchen, Main Floor Bedroom 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,, walk-in Laundry on 2nd Level with washer, Dryer & sink,, Bonus room with feature Wall & RGB Light.. basement Have \*SEPARATE Entry\*.. Other features \*\*All 8ft Height Interior Doors with 9ft Ceiling height on All floors\*\*, Premium vinyl Siding, Stone, 32 X 32 Tiles Main floor,, high-end Finishing Material, 2nd floor all Vinyl (NO CARPET) Upgraded Lighting & Plumbing Fixtures, Modern Colours & Much More..MUST SEE



Built in 2025

#### **Essential Information**

MLS® # E4445078 Price \$688,800

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,400

Acres 0.03

Year Built 2025

Type Rural

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 1921 63 Ave

Area Rural Leduc County

Subdivision Irvine Creek

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 3C9

# **Amenities**

Features Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water

Natural Gas, HRV System, 9 ft. Basement Ceiling

### 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, Shopping Nearby

Construction Wood

Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 30th, 2025



Days on Market 1

Zoning Zone 80



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Listing information last updated on July 1st, 2025 at 4:17am MDT