

Courtesy Of Gary Virk Of MaxWell Polaris

## \$715,000 - 1903 63 Ave, Rural Leduc County

MLS® #E4421020

**\$715,000**

5 Bedroom, 4.00 Bathroom, 2,600 sqft

Rural on 0.13 Acres

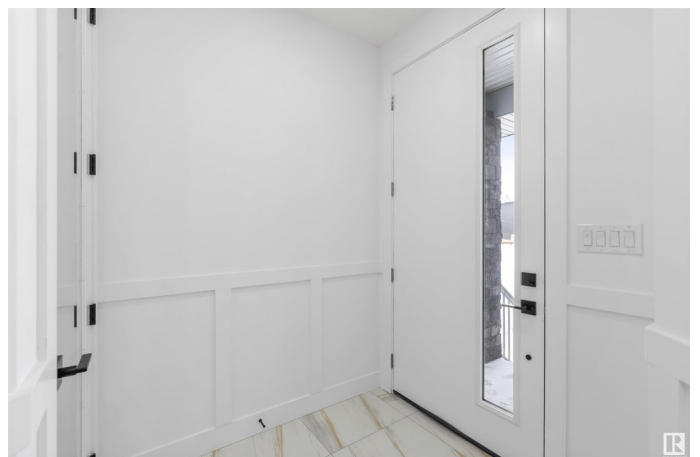
Irvin Creek, Rural Leduc County, AB

**\*\*FULLY UPGRADED\*\* BRAND-NEW Custom Built 2600 sq ft 2 story Have 5 Bedrooms + 4 Full Bathrooms & Bonus room house on 28 ft pocket lot in Irvine Creek (Close To Airport)...On Main Floor Open to Below Family room with tiled fireplace, dining/Nook with Extended Kitchen, Modern ceiling height Kitchen With STAINLESS STEEL Appliances + **\*\*SPICE KITCHEN\*\*** with Quartz countertops, Main Floor Bedroom with Full Bathroom & Custom Build Mudroom.. Maple Glass Railing Leads to 2nd Level, Master bedroom with En-suite & Walk-in closet, 2nd Bedroom with Full Bathroom (2nd Master Bedroom) Another 2 Bedrooms With Full Bathroom, 2nd floor Laundry with washer & Dryer,, Bonus Room for your entertainment. basement Have **\*SEPARATE Entry\***.. Other features 24x48 Tiles Main floor,, Upgraded Lighting & Plumbing Fixtures, Modern Colours, Glass Railing & Much More..MUST SEE**

Built in 2024

### Essential Information

MLS® #	E4421020
Price	\$715,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4



Square Footage	2,600
Acres	0.13
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1903 63 Ave
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C9

### **Amenities**

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", 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, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 10th, 2025
Days on Market	60

## 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 10th, 2025 at 10:47pm MDT