

Courtesy Of Yad Dhillon Of Nationwide Realty Corp

\$629,500 - 6327 17 Street, Rural Leduc County

MLS® #E4424650

\$629,500

4 Bedroom, 3.00 Bathroom, 2,256 sqft

Rural on 0.12 Acres

Irvin Creek, Rural Leduc County, AB

Welcome to IRVINE CREEK!**MAIN FLOOR BED - FULL BATH** Nestled beyond the bustling city limits, this stunning brand-new home under construction offers the perfect blend of modern design and tranquil living. Featuring 4 spacious bedrooms, including a convenient main-floor bedroom and primary suite upstairs, this home ensures comfort and privacy for the entire family. Step inside to be welcomed by Spacious foyer and a chef-inspired kitchen, complete with a functional spice kitchen. Thoughtfully designed with 8-foot doors on the main floor, oversized triple-pane windows, and a side entrance for future basement development, this home caters to your family's every need. Located just minutes from the airport, schools, shopping, and other amenities, Irvine Creek is the ideal setting for your dream family home. Experience serenity and convenience all in one place.

Built in 2024

Essential Information

| | |
|------------|-----------|
| MLS® # | E4424650 |
| Price | \$629,500 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Square Footage | 2,256 |
| Acres | 0.12 |
| Year Built | 2024 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 6327 17 Street |
| Area | Rural Leduc County |
| Subdivision | Irvin Creek |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 0P5 |

Amenities

| | |
|----------|--|
| Features | Carbon Monoxide Detectors, 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, Playground Nearby, Shopping Nearby |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 7th, 2025 |
| Days on Market | 28 |
| Zoning | Zone 80 |

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Listing information last updated on April 4th, 2025 at 2:32pm MDT