

## \$699,999 - 1738 62 Ave, Rural Leduc County

MLS® #E4431417

**\$699,999**

5 Bedroom, 4.00 Bathroom, 2,433 sqft

Rural on 0.10 Acres

Irvine Creek, Rural Leduc County, AB

### FULLY UPGRADED BRAND-NEW

Custom-Built 2432sq. ft. Two-Story Home with 5 Bedrooms, 4 Full Bathrooms & Bonus Room in Desirable Irvine Creek (Close to Airport)!

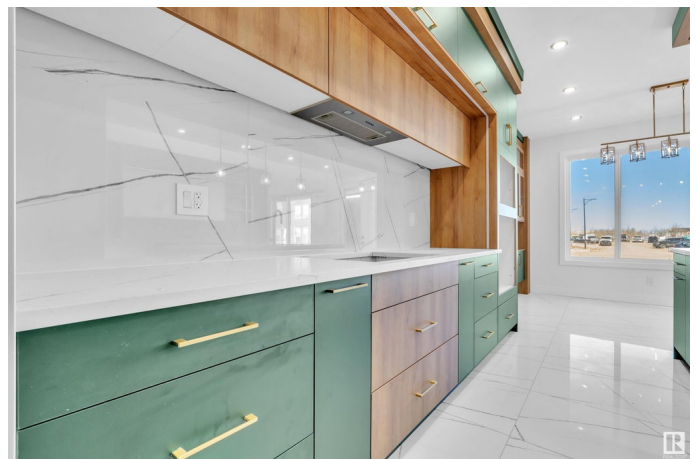
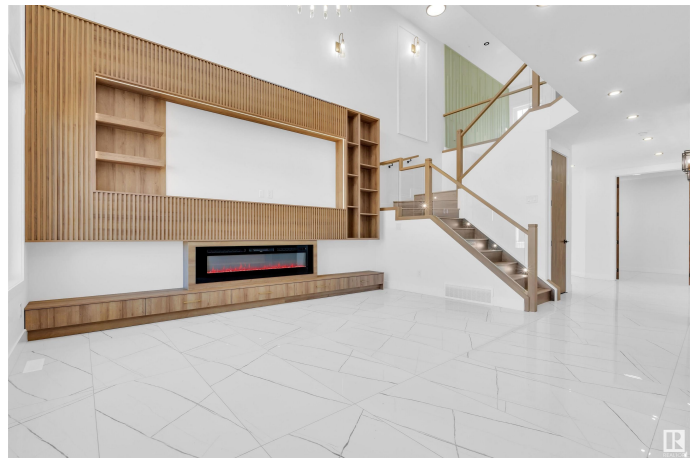
This stunning property offers 2 Main Floor Sitting Areas for ultimate comfort and convenience. The elegant Open-to-Below Family Room features a striking Feature Wall with a sleek Electric Fireplace, adding warmth and style to the space. The custom-designed Ceiling-Height Kitchen boasts an Oversized Central Island with a stunning Waterfall Quartz Countertop, complemented by an Extended Nook for additional dining space. A Walk-Through Spice Kitchen offers ample storage and enhanced functionality, perfect for busy households and entertaining. Elegant Maple Glass Railing leads you to the upper level, where you'll find a luxurious Master Bedroom with an En-suite & Walk-in Closet. Additional highlights include: 24x48 Designer Tiles on the main floor, Upgraded Lighting & Plumbing Fixtures, Modern Color Palette, Glass Railings, much more

Built in 2025

### Essential Information

MLS® # E4431417

Price \$699,999



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,433
Acres	0.10
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1738 62 Ave
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C8

### Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home
----------	---

### 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, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
-------------	------------------

Days on Market 14

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 May 1st, 2025 at 9:32am MDT