

## \$325,000 - 14 St, Rural Leduc County

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MLS® #E4442016

**\$325,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.14 Acres

Irvine Creek, Rural Leduc County, AB

40 POCKET LOT !!! Build your dream home on this ravine-backing lot in community of Irvine Creek !! This large pie-shaped lot offers a rare building pocket and backs onto private green space and ravineâ€”perfect for creating your private own private yard. Located in a quiet subdivision, the lot comes with full municipal services including city water, city sewer, gas, power, and high-speed internet. pick your own builder or build yourself. minutes from Beaumont, Edmonton, Nisku, Leduc, and the Edmonton International Airport. PRICED TO SELL !!

### Essential Information

MLS® #	E4442016
Price	\$325,000
Bathrooms	0.00
Acres	0.14
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	14 St
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County



County	ALBERTA
Province	AB
Postal Code	T4X 3C4

## Exterior

Exterior Features    Backs Onto Park/Trees, Golf Nearby, Shopping Nearby

## Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 80

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Listing information last updated on June 16th, 2025 at 2:32am MDT