

## \$664,900 - 6245 19 St, Rural Leduc County

MLS® #E4447758

**\$664,900**

5 Bedroom, 3.00 Bathroom, 2,533 sqft

Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

### **\*\*IRVINE CREEK\*\*INVESTOR**

**ALERT\*\***Discover this beautifully crafted home offering OVER 2500 SQFT living space in the sought-after Irvine Creek neighborhood.

Featuring 5 generously sized bedrooms and 3 full bathrooms, this home includes a main floor bedroom and bathroom, providing added flexibility and convenience for guests or extended family. The chef-inspired kitchen is enhanced by a separate spice kitchen. Throughout the home, youâ€™™ll find premium finishes, including stylish tile flooring on the main level and modern vinyl flooring upstairs. The thoughtfully designed open-to-below layout and oversized windows. A separate side entrance opens the door to the possibility of a future legal secondary suite, adding even more value and versatility. With exceptional craftsmanship and a layout designed for contemporary living, this home offers the perfect balance of elegance, comfort, and functionality.

Built in 2024

### **Essential Information**

MLS® #	E4447758
Price	\$664,900
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	2,533
Acres	0.11
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6245 19 St
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., Detectors Smoke, 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, Ravine View, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 15th, 2025
Days on Market	4

## 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 July 19th, 2025 at 9:31am MDT