

## \$678,000 - 1921 - 63 Ave, Rural Leduc County

MLS® #E4445078

**\$678,000**

4 Bedroom, 3.00 Bathroom, 2,400 sqft

Rural on 0.03 Acres

Irvine Creek, Rural Leduc County, AB

**\*\*BRAND NEW NORTH FACING\*\***2400 sq ft house with 4 bedrooms + 3 Full Bathroom + Bonus Room & Double Garage in Irvine Creek..On Main Floor Open to Below Living room with Fireplace, Modern ceiling height Kitchen With All STAINLESS STEEL Appliances + **\*SPICE KITCHEN\*** with Quartz countertops & Pantry Shelves,, Dinning Area With Extended Kitchen, Main Floor Bedroom with Full Bathroom & Custom Build Mudroom.. Maple glass Railing Leads to 2nd Level, Master bedroom with En-suite & Walk-in closet.. 2 Bedrooms With Full Bathroom,, walk-in Laundry on 2nd Level with washer, Dryer & sink,, Bonus room with feature Wall & RGB Light.. basement Have **\*SEPARATE Entry\***.. Other features **\*\*All 8ft Height Interior Doors with 9ft Ceiling height on All floors\*\***, Premium vinyl Siding, Stone , 32 X 32 Tiles Main floor,, high-end Finishing Material, 2nd floor all Vinyl (NO CARPET) Upgraded Lighting & Plumbing Fixtures, Modern Colours & Much More..MUST SEE

Built in 2025

### Essential Information

MLS® # E4445078

Price \$678,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,400                  |
| Acres          | 0.03                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1921 - 63 Ave      |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C9            |

### Amenities

|          |                                                                                                                      |
|----------|----------------------------------------------------------------------------------------------------------------------|
| Features | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, 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          |

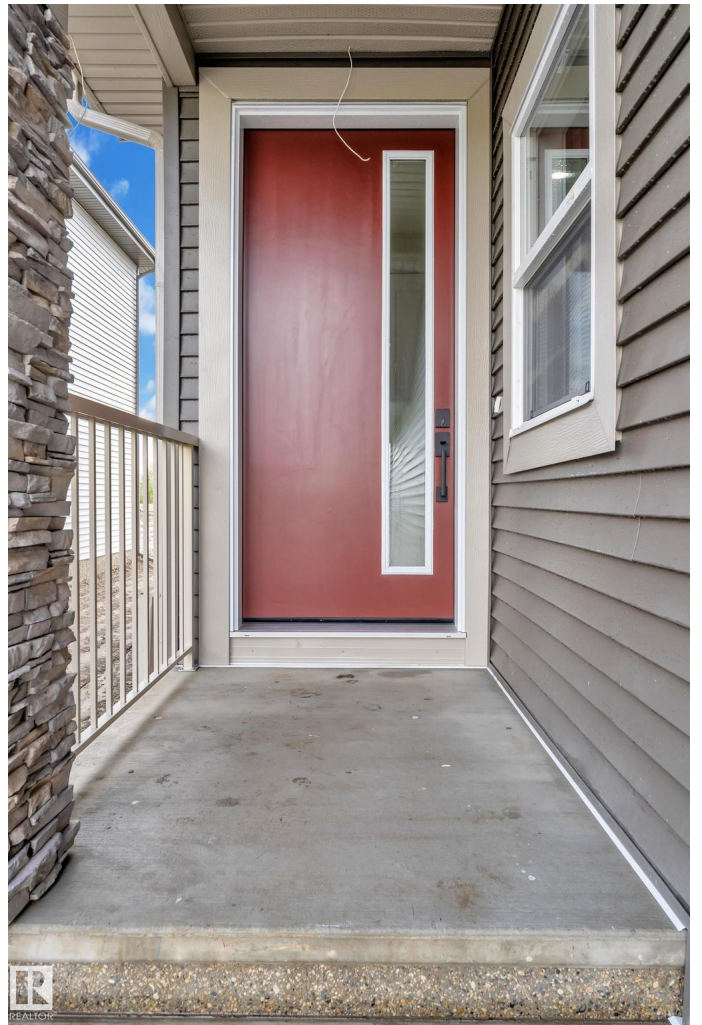
### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood                                         |
| Exterior Features | Airport Nearby, Golf Nearby, Shopping Nearby |
| Construction      | Wood                                         |
| Foundation        | Concrete Perimeter                           |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 30th, 2025 |
|-------------|-----------------|

Days on Market 66  
Zoning Zone 80



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Listing information last updated on September 4th, 2025 at 5:17am MDT