\$748,800 - 6309 17 St, Rural Leduc County

MLS® #E4425990

\$748,800

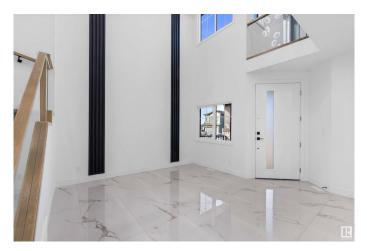
4 Bedroom, 4.00 Bathroom, 2,770 sqft Rural on 0.13 Acres

Irvin Creek, Rural Leduc County, AB

READY TO MOVE IN NOW !!! Brand-New Custom Built 2770 sq ft 2 story Have 4 Bedrooms + 4 Full Bathrooms, DEN & Bonus room house in IRVINE CREEK Close to Airport. On Main Floor Open to Below Living room, dinning/Nook with Buffet Kitchen with Wine Cooler, Modern ceiling height Kitchen With STAINLESS STEEL Appliances + *SPICE KITCHEN* with Quartz countertops, Family room with Fireplace, Rear Door Opens to Sun-Deck, Main Floor DEN/Room 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 & another bedroom with Full Bathroom (Can be used as 2nd Master Bedroom), walk-in Laundry on 2nd Level with washer & Dryer,, & Bonus Room For Ur Entertainment. basement Have *SEPARATE Entry*.. Other features Vynal & Stone Exterior, 24x48 Tiles Main floor,, high-end Finishing Material, 8Ft Doors, Upgraded Lighting & Plumbing Fixtures, Modern Colours, & Much More..MUST SEE







Built in 2024

Essential Information

| MLS® # | E4425990 |
|--------|-----------|
| Price | \$748,800 |

| Bedrooms | 4 |
|----------------|------------------------|
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,770 |
| Acres | 0.13 |
| Year Built | 2024 |
| Туре | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 6309 17 St |
|-------------|--------------------|
| Area | Rural Leduc County |
| Subdivision | Irvin Creek |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 3C8 |

Amenities

| Features | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, 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 |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date ListedMarch 14th, 2025Days on Market35

Zoning Zone 80

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Listing information last updated on April 18th, 2025 at 4:02pm MDT