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

MLS® #E4425990

#### \$748,800

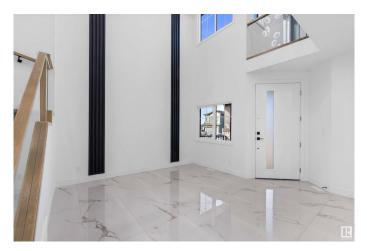
4 Bedroom, 4.00 Bathroom, 2,770 sqft Rural on 0.13 Acres

Irvine 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	Irvine 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 Market90

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 June 13th, 2025 at 2:02am MDT