

# \$644,900 - 18 St, Rural Leduc County

MLS® #E4437575

**\$644,900**

4 Bedroom, 3.00 Bathroom, 2,113 sqft  
Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

Step into luxury with this beautifully upgraded 4-bedroom, 3-bathroom home offering over 2,100 sqft of refined living space on a regular lot. Enjoy upgraded bathrooms, an extended main kitchen, and a fully equipped SPICE KITCHEN—perfect for culinary enthusiasts. Designed for modern living, the home features two spacious living rooms and VINYL FLOORING UPSTAIRS. The finished garage includes COLD water tap, drainage, GAS LINE, and a LENNOX GARAGE HEATER for the cold winter. A side pavement leads to a separate entrance to the basement, adding convenience and future potential. The primary bedroom and the bonus room showcases DROPDOWN CEILINGS and ACCENT LIGHTING, while a striking staircase connects to three more generous bedrooms. Located near to a GOLF COURSE and AIRPORT, this home offers luxury, comfort, and prime location—your dream home awaits!

Built in 2024

## Essential Information

MLS® #	E4437575
Price	\$644,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	2,113
Acres	0.11
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	18 St
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C5

### Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, HRV System
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Creek, Cul-De-Sac, No Back Lane, Public Swimming Pool, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 21st, 2025
Days on Market	25
Zoning	Zone 80

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Listing information last updated on June 15th, 2025 at 8:47am MDT