

Courtesy Of Gary Virk Of MaxWell Polaris

## \$715,000 - 1903 63 Ave, Rural Leduc County

MLS® #E4421020

**\$715,000**

5 Bedroom, 4.00 Bathroom, 2,600 sqft

Rural on 0.13 Acres

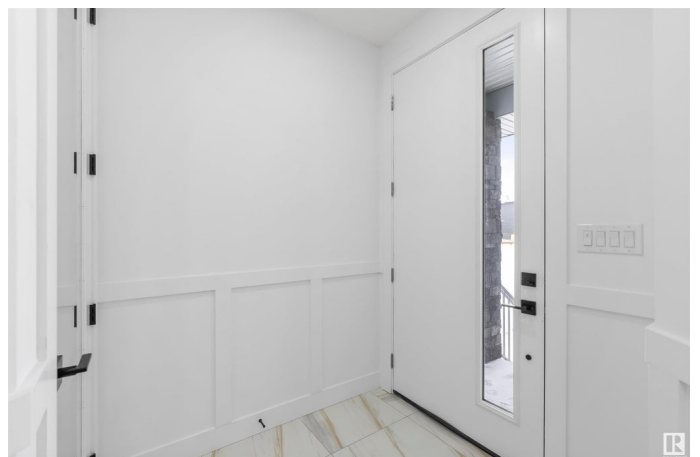
Irvin Creek, Rural Leduc County, AB

**\*\*FULLY UPGRADED\*\* BRAND-NEW Custom Built 2600 sq ft 2 story Have 5 Bedrooms + 4 Full Bathrooms & Bonus room house on 28 ft pocket lot in Irvine Creek (Close To Airport)...On Main Floor Open to Below Family room with tiled fireplace, dining/Nook with Extended Kitchen, Modern ceiling height Kitchen With STAINLESS STEEL Appliances + **\*\*SPICE KITCHEN\*\*** with Quartz countertops, Main Floor Bedroom with Full Bathroom & Custom Build Mudroom.. Maple Glass Railing Leads to 2nd Level, Master bedroom with En-suite & Walk-in closet, 2nd Bedroom with Full Bathroom (2nd Master Bedroom) Another 2 Bedrooms With Full Bathroom, 2nd floor Laundry with washer & Dryer,, Bonus Room for your entertainment. basement Have **\*SEPARATE Entry\***.. Other features 24x48 Tiles Main floor,, Upgraded Lighting & Plumbing Fixtures, Modern Colours, Glass Railing & Much More..MUST SEE**

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4421020  |
| Price      | \$715,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,600                  |
| Acres          | 0.13                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 1903 63 Ave        |
| Area        | Rural Leduc County |
| Subdivision | Irvin Creek        |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C9            |

### **Amenities**

|          |   |
|----------|---|
| Features | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", 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, Schools, Shopping Nearby |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter                                    |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 10th, 2025 |
| Days on Market | 65                  |

## Zoning

## Zone 80

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Listing information last updated on April 16th, 2025 at 10:03am MDT