

# \$719,900 - 5938 17 St, Rural Leduc County

MLS® #E4430220

**\$719,900**

3 Bedroom, 3.00 Bathroom, 2,466 sqft  
Rural on 0.10 Acres

Irvin Creek, Rural Leduc County, AB

Situated on a premium corner lot backing onto a serene pond, this stunning home in Irvine Creek features a WALKOUT basement and scenic views. The main floor showcases elegant tile flooring, an open-to-above living area with a striking feature wall, a DEN, a full bathroom, an extended kitchen with a Spice kitchen, and a family area overlooking the pond. Upstairs offers a spacious master suite with a 5-piece ensuite and walk-in closet, two additional bedrooms with a shared bath, and a bright bonus room. A perfect blend of luxury and natural beauty.

Built in 2025

## Essential Information

MLS® #	E4430220
Price	\$719,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,466
Acres	0.10
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active



## Community Information

Address	5938 17 St
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C4

## Amenities

Features	No Animal Home, No Smoking Home, Walkout Basement
----------	---

## 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, Backs Onto Lake, Corner Lot, Stream/Pond
Construction	Wood
Foundation	Slab

## Additional Information

Date Listed	April 10th, 2025
Days on Market	8
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 April 18th, 2025 at 1:02pm MDT