# \$735,000 - 1837 63 Ave, Rural Leduc County

MLS® #E4424594

#### \$735,000

5 Bedroom, 4.50 Bathroom, 2,678 sqft Rural on 0.06 Acres

Irvin Creek, Rural Leduc County, AB

This detached two-storey single-family home blends style and functionality. With a spacious patio, a large gazebo in the backyard, and a double garage, it offers both comfort and convenience. The main floor features a cozy living room, modern kitchen, and family room, ideal for gatherings. The primary bedroom on the main level includes an ensuite 3-piece bathroom. Upstairs, you'll find additional bedrooms, a den, and a bonus room for flexible use. The home also includes a 5-piece ensuite and a 4-piece bath on the upper level, plus a 2-piece bath on the main floor. Central in-built speakers and a big backyard gazebo create an inviting atmosphere. Located in a prime area close to Edmonton South, this home offers easy access to schools, parks, shopping, and dining, making it the perfect choice for families seeking space and convenience.

Built in 2023

#### **Essential Information**

MLS® # E4424594 Price \$735,000

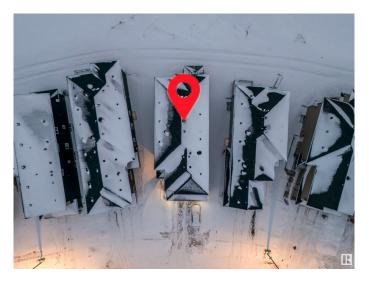
Bedrooms 5

Bathrooms 4.50

Full Baths 4
Half Baths 1







Square Footage 2,678
Acres 0.06
Year Built 2023
Type Rural

0.1.7

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 1837 63 Ave

Area Rural Leduc County

Subdivision Irvin Creek

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 3C7

#### **Amenities**

Features See Remarks

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood

Exterior Features Playground Nearby, Schools, Shopping Nearby

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 7th, 2025

Days on Market 41

Zoning Zone 80

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