

## \$849,000 - 6268 19 St, Rural Leduc County

MLS® #E4424738

**\$849,000**

5 Bedroom, 5.00 Bathroom, 2,647 sqft

Rural on 0.06 Acres

Irvin Creek, Rural Leduc County, AB

WELCOME HOME !! QUICK POSSESSION in the highly coveted IRVIN CREEK community by SAMAR HOMES combining ELEGANCE AND CHARM. This home features TWO LIVING ROOMS with OPEN TO BELOW AT THE BACK, cozy fireplace and FEATURE WALLS, main floor DEN/OFFICE w/3Pc BATH. The exquisite EXTENDED KITCHEN w/Glass Cabinets is a true masterpiece, with WATERFALL island and a well-equipped SPICE KITCHEN. The Open to below WALL DESIGN, MUDROOM and the color theme is Wow! Elegant GLASS RAILING lead you to the upper floor, where you'll find a versatile BONUS room, a GRAND MASTER SUITE w/DOUBLE DOORS, a luxurious 5pc ENSUITE TUCKED AWAY with a spacious walk-in closet. 2 ADDITIONAL generous sized bedrooms and an upstairs laundry room with a SINK and cabinets that attaches to the MASTER complete the home. DECK is prebuilt too! This home also includes TWO FULLY FINISHED BASEMENTS: First with a TWO BED+3Pc BATH LEGAL SUITE, ideal for renters & Second is an OWNERS SUITE w/wetbar and 3Pc BATH ideal for SHORT TERM RENTAL/AIRBNB.

Built in 2024

### Essential Information



MLS® #	E4424738
Price	\$849,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	2,647
Acres	0.06
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6268 19 St
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C8

### Amenities

Features	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Park/Reserve, Playground Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 7th, 2025

Days on Market 41

Zoning Zone 80

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Listing information last updated on April 17th, 2025 at 7:02am MDT