

\$748,800 - 6309 17 St, Rural Leduc County

MLS® #E4425990

\$748,800

4 Bedroom, 4.00 Bathroom, 2,770 sqft

Rural on 0.13 Acres

Irvin Creek, Rural Leduc County, AB

READY TO MOVE IN NOW !!! Brand-New Custom Built 2770 sq ft 2 story Have 4 Bedrooms + 4 Full Bathrooms, DEN & Bonus room house in IRVINE CREEK Close to Airport..On Main Floor Open to Below Living room, dinning/Nook with Buffet Kitchen with Wine Cooler, Modern ceiling height Kitchen With STAINLESS STEEL Appliances + *SPICE KITCHEN* with Quartz countertops, Family room with Fireplace, Rear Door Opens to Sun-Deck, Main Floor DEN/Room with Full Bathroom & Custom Build Mudroom.. Maple glass Railing Leads to 2nd Level, Master bedroom with En-suite & Walk-in closet, 2 Bedrooms with full Bathroom & another bedroom with Full Bathroom (Can be used as 2nd Master Bedroom), walk-in Laundry on 2nd Level with washer & Dryer,, & Bonus Room For Ur Entertainment. basement Have *SEPARATE Entry*.. Other features Vynal & Stone Exterior, 24x48 Tiles Main floor,, high-end Finishing Material, 8Ft Doors, Upgraded Lighting & Plumbing Fixtures, Modern Colours, & Much More..MUST SEE

Built in 2024

Essential Information

MLS® # E4425990

Price \$748,800



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,770
Acres	0.13
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6309 17 St
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C8

Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, 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
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed March 14th, 2025

Days on Market 34

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 17th, 2025 at 7:02am MDT