

## \$678,800 - 1915 63 Avenue, Rural Leduc County

MLS® #E4436857

**\$678,800**

4 Bedroom, 3.00 Bathroom, 2,280 sqft

Rural on 0.12 Acres

Irvine Creek, Rural Leduc County, AB

**\*\*Irvine Creek\*\*** This under-construction 2280 sq ft home by Park Royal Homes features 3 bdrm upstairs and a main floor bedroom, perfect for guests or multigenerational living. 9' foundation wall and 9' main floor ceilings, offering a spacious and open feel throughout. A separate side entrance provides excellent potential for future basement development or an income-generating suite. Enjoy the elegance of the open-to-below design above the great room, complemented by a sleek electric fireplace. A painted wood railing with glass insert for a modern touch. Upstairs, the bonus room features a tray ceiling, adding architectural interest, while the ensuite includes a fully tiled shower with a glass door for a luxurious finish. Completion expected fall 2025. and built by a reputable builder with a proven track record. **\*\*PLEASE NOTE\*\*** PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.

Built in 2024

### Essential Information

MLS® # E4436857

Price \$678,800



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,280
Acres	0.12
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1915 63 Avenue
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C9

### Amenities

Features	Ceiling 9 ft., 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
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 16th, 2025  
Days on Market 36  
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 June 21st, 2025 at 2:17am MDT