

## \$688,800 - 1921 63 Ave, Rural Leduc County

MLS® #E4445078

**\$688,800**

4 Bedroom, 3.00 Bathroom, 2,400 sqft

Rural on 0.03 Acres

Irvine Creek, Rural Leduc County, AB

**\*\*BRAND NEW NORTH FACING\*\***2400 sq ft house with 4 bedrooms + 3 Full Bathroom + Bonus Room & Double Garage in Irvine Creek..On Main Floor Open to Below Living room with Fireplace, Modern ceiling height Kitchen With All STAINLESS STEEL Appliances + **\*SPICE KITCHEN\*** with Quartz countertops & Pantry Shelves,, Dinning Area With Extended Kitchen, Main Floor Bedroom 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,, walk-in Laundry on 2nd Level with washer, Dryer & sink,, Bonus room with feature Wall & RGB Light.. basement Have **\*SEPARATE Entry\***.. Other features **\*\*All 8ft Height Interior Doors with 9ft Ceiling height on All floors\*\***, Premium vinyl Siding, Stone , 32 X 32 Tiles Main floor,, high-end Finishing Material, 2nd floor all Vinyl (NO CARPET) Upgraded Lighting & Plumbing Fixtures, Modern Colours & Much More..MUST SEE

Built in 2025

### Essential Information

MLS® #	E4445078
Price	\$688,800
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	2,400
Acres	0.03
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1921 63 Ave
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C9

### Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., 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

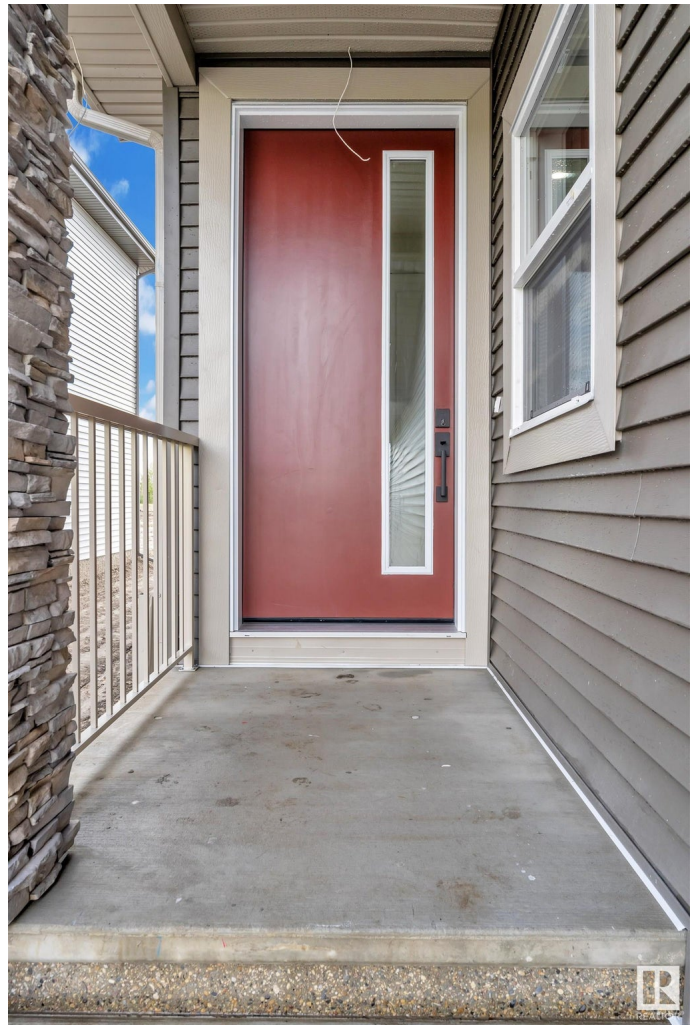
### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Golf Nearby, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 30th, 2025
-------------	-----------------

Days on Market 49  
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 August 18th, 2025 at 7:32am MDT