

# \$689,000 - 1806 62 Ave Ne, Rural Leduc County

MLS® #E4420130

**\$689,000**

5 Bedroom, 4.00 Bathroom, 2,420 sqft

Rural on 0.06 Acres

Irvin Creek, Rural Leduc County, AB

Experience modern living with a touch of rural charm in this stunning home! Designed for comfort and convenience, this home features a primary bedroom with a luxurious 5-piece ensuite, an upper-floor laundry, and a spacious main floor with a living room, dining room, great room, den, mudroom, and both a main and spice kitchen—perfect for entertaining. The double detached garage, durable vinyl exterior, and full unfinished basement offer endless potential. Stay cozy year-round with natural gas heating and enjoy the ease of municipal services. Conveniently located minutes from schools, shopping, and playgrounds, this home blends tranquility with urban access. Don't miss this rare opportunity to create your dream lifestyle!

Built in 2025

## Essential Information

MLS® #	E4420130
Price	\$689,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,420
Acres	0.06
Year Built	2025



Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1806 62 Ave Ne
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0P5

### **Amenities**

Features	See Remarks
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### **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	February 3rd, 2025
Days on Market	61
Zoning	Zone 80

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Listing information last updated on April 5th, 2025 at 8:17pm MDT