# \$705,000 - N/A, Rural Leduc County

MLS® #E4428621

# \$705,000

4 Bedroom, 3.00 Bathroom, 2,406 sqft Rural on 0.13 Acres

Irvin Creek, Rural Leduc County, AB

This amazing 2400 sq ft + home features 5 beds and 3 baths with 9 foot ceilings. Yes, main floor upper floor and even the basement. With high end finishes such as quartz counter tops, blue tooth speaker systems, a glass railing, a full finished garage, and a 200 amp electrical breaker this home has it all. Not to mention it is located on a 30 POCKET lot which gives you a total front foot of 43 feet. With a spice kitchen, deck and lots of room to roam this house is perfect for any family

Built in 2025

#### **Essential Information**

MLS® # E4428621 Price \$705,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,406

Acres 0.13

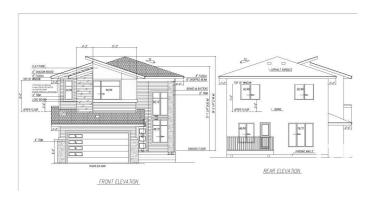
Year Built 2025

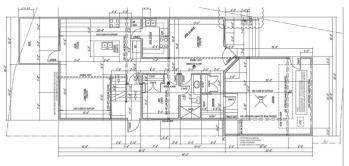
Type Rural

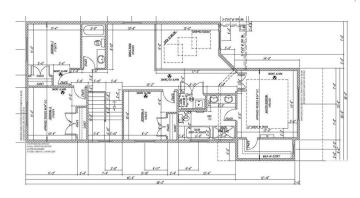
Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**







Address N/A

Area Rural Leduc County

Subdivision Irvin Creek

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 3C4

## **Amenities**

Features Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck,

Detectors Smoke, Hot Water Natural Gas, HRV System, Natural Gas

BBQ Hookup, Natural Gas Stove Hookup

### 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, Creek

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 2nd, 2025

Days on Market 2

Zoning Zone 80

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Listing information last updated on April 4th, 2025 at 5:32pm MDT