

Courtesy Of Rod F Thompson Of Method Realty

# \$595,000 - 1805 60 Ave, Rural Leduc County

MLS® #E4430917

**\$595,000**

3 Bedroom, 3.00 Bathroom, 1,905 sqft  
Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

BRAND NEW ~ READY to MOVE IN ~ SEPARATE ENTRANCE - Located in the modern community of Irvine Creek just a short drive to Beaumont, Leduc and Edmonton. Uniquely situated between Beaumont and Leduc, Irvine Creek is a brand new modern development close to schools, shopping the Edmonton International Airport and all the necessary services. The home at just under 2000sqft is ready to move into with even the garage being fully finished. With a modern kitchen overlooking a two storey living room with a gorgeous fireplace anchoring the bright space. Flooded with natural light from the large windows, the home feels significantly larger than it is. There's a main floor den that can be easily converted to a fourth bedroom, and it comes with a full bath on the main. There's a bonus room on the upper level and a gorgeous owner's suite. The separate entrance means you have the option for a separate basement suite. Great curb appeal, a modern and stylish interior and comes with a \$5,000 appliance credit.

Built in 2024

## Essential Information

MLS® # E4430917  
Price \$595,000



1805 60 AVE  
BEAUMONT, AB  
EXTERIOR WALL THICKNESS: 6.5"

MAIN 914 SQ.FT.  
SECOND 990 SQ.FT.  
TOTAL RMS AREA 1904 SQ.FT.



The dimensions and measurements are approximate only. The actual area for advertising usage only. See floor plan for details. Not suitable for construction.

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,905
Acres	0.11
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1805 60 Ave
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C8

### **Amenities**

Features	Deck
----------	------

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Airport Nearby
Construction	Wood
Foundation	Slab

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	7

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 22nd, 2025 at 2:32pm MDT