

\$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

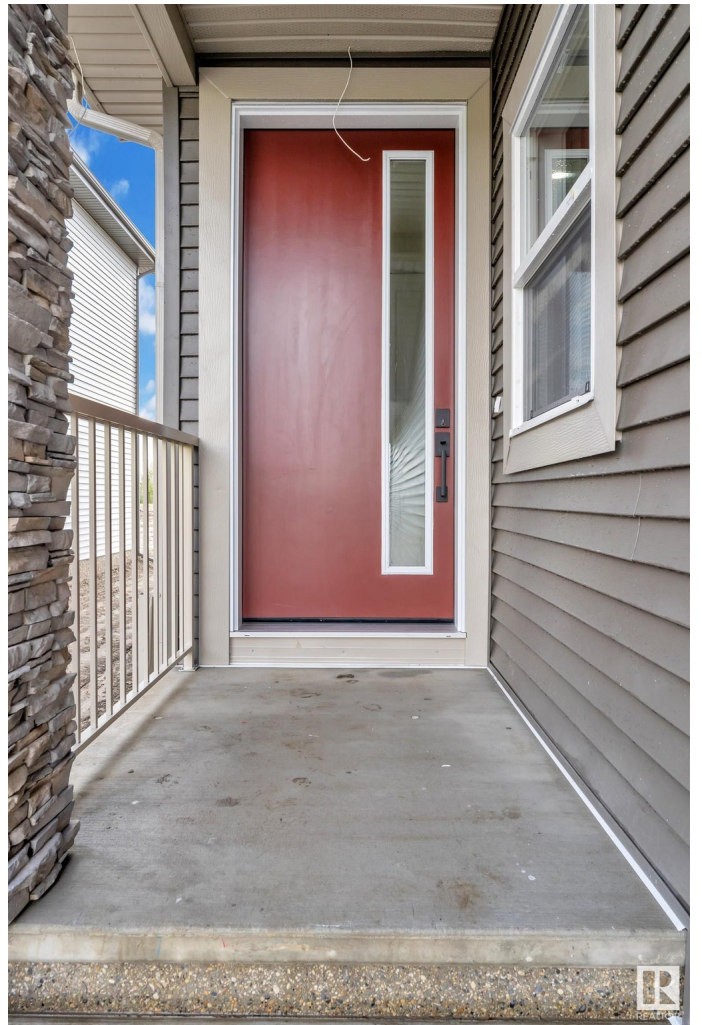
Exterior

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 5
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 July 4th, 2025 at 9:47pm MDT