

Courtesy Of Gary Virk Of MaxWell Polaris

\$715,000 - 1903 63 Ave, Rural Leduc County

MLS® #E4421020

\$715,000

5 Bedroom, 4.00 Bathroom, 2,600 sqft

Rural on 0.13 Acres

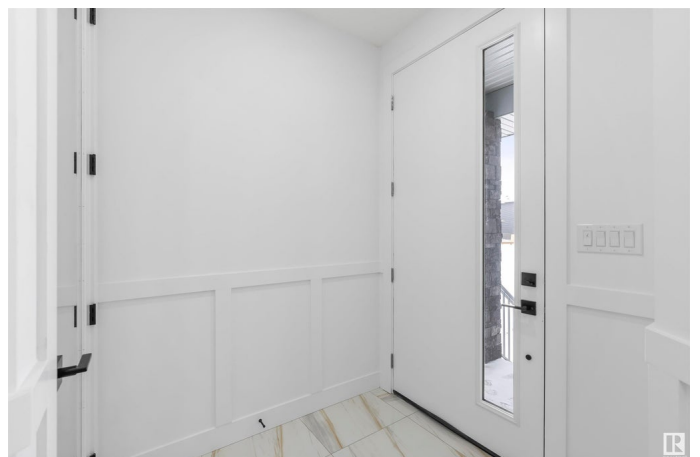
Irvin Creek, Rural Leduc County, AB

****FULLY UPGRADED** BRAND-NEW Custom Built 2600 sq ft 2 story Have 5 Bedrooms + 4 Full Bathrooms & Bonus room house on 28 ft pocket lot in Irvine Creek (Close To Airport)...On Main Floor Open to Below Family room with tiled fireplace, dining/Nook with Extended Kitchen, Modern ceiling height Kitchen With STAINLESS STEEL Appliances + ****SPICE KITCHEN**** with Quartz countertops, Main Floor Bedroom with Full Bathroom & Custom Build Mudroom.. Maple Glass Railing Leads to 2nd Level, Master bedroom with En-suite & Walk-in closet, 2nd Bedroom with Full Bathroom (2nd Master Bedroom) Another 2 Bedrooms With Full Bathroom, 2nd floor Laundry with washer & Dryer,, Bonus Room for your entertainment. basement Have ***SEPARATE Entry***.. Other features 24x48 Tiles Main floor,, Upgraded Lighting & Plumbing Fixtures, Modern Colours, Glass Railing & Much More..MUST SEE**

Built in 2024

Essential Information

| | |
|------------|-----------|
| MLS® # | E4421020 |
| Price | \$715,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |



| | |
|----------------|------------------------|
| Square Footage | 2,600 |
| Acres | 0.13 |
| Year Built | 2024 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 1903 63 Ave |
| Area | Rural Leduc County |
| Subdivision | Irvin Creek |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 3C9 |

Amenities

| | |
|----------|---|
| Features | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", 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, Schools, Shopping Nearby |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 10th, 2025 |
| Days on Market | 53 |

Zoning

Zone 80

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Listing information last updated on April 4th, 2025 at 3:02am MDT