

\$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 |

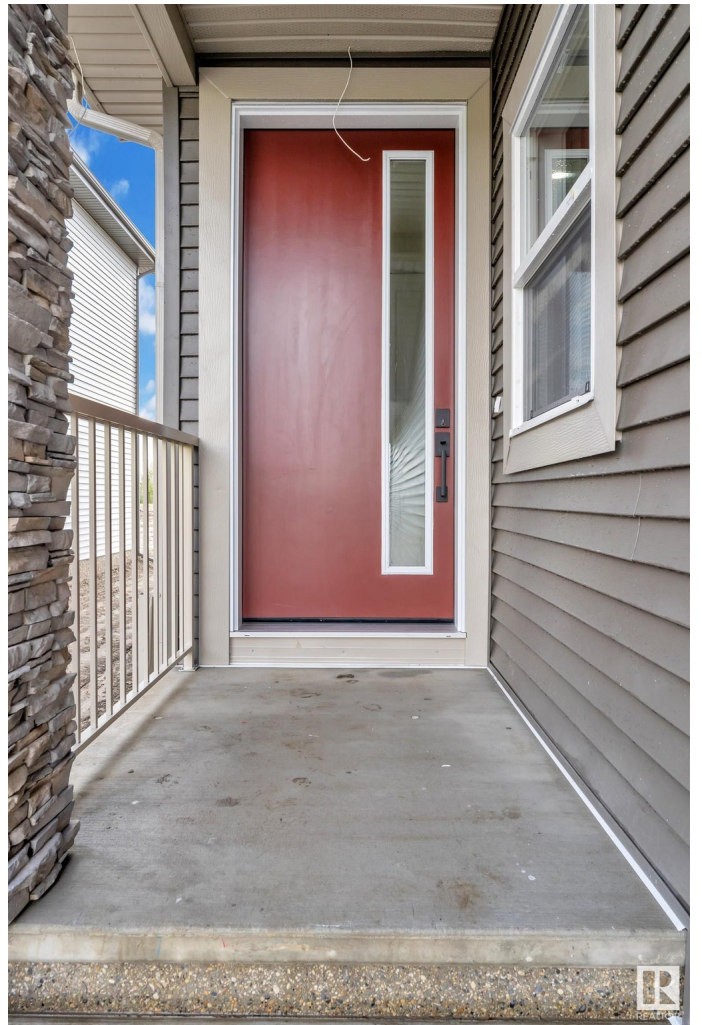
Exterior

| | |
|-------------------|--|
| 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 47
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 August 16th, 2025 at 9:17am MDT