\$748,800 - 6309 17 St, Rural Leduc County

MLS® #E4425990

\$748.800

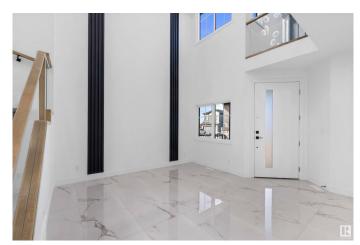
4 Bedroom, 4.00 Bathroom, 2,770 sqft Rural on 0.13 Acres

Irvine Creek, Rural Leduc County, AB

READY TO MOVE IN NOW !!! Brand-New Custom Built 2770 sq ft 2 story Have 4 Bedrooms + 4 Full Bathrooms, DEN & Bonus room house in IRVINE CREEK Close to Airport..On Main Floor Open to Below Living room, dinning/Nook with Buffet Kitchen with Wine Cooler, Modern ceiling height Kitchen With STAINLESS STEEL Appliances + *SPICE KITCHEN* with Quartz countertops, Family room with Fireplace, Rear Door Opens to Sun-Deck, Main Floor DEN/Room 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 & another bedroom with Full Bathroom (Can be used as 2nd Master Bedroom), walk-in Laundry on 2nd Level with washer & Dryer,, & Bonus Room For Ur Entertainment. basement Have *SEPARATE Entry*.. Other features Vynal & Stone Exterior, 24x48 Tiles Main floor,, high-end Finishing Material, 8Ft Doors, Upgraded Lighting & Plumbing Fixtures, Modern Colours, & Much More..MUST SEE







Built in 2024

Essential Information

MLS® # E4425990 Price \$748,800 Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 2,770

Acres 0.13

Year Built 2024

Type Rural

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 6309 17 St

Area Rural Leduc County

Subdivision Irvine Creek

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 3C8

Amenities

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

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed March 14th, 2025

Days on Market 59

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 May 12th, 2025 at 9:02pm MDT