

\$718,800 - 6303 17 St, Rural Leduc County

MLS® #E4421023

\$718,800

4 Bedroom, 3.00 Bathroom, 2,513 sqft

Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

****BRAND NEW On CORNER LOT**** Over 2500 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 (Double Door Fridge) + ***SPICE KITCHEN*** with Quartz countertops & Pantry Shelves,, Dinning Area With Extended Kitchen & Access To Sun-Deck, Main Floor Bedroom with Full Bathroom & Custom Build Mudroom.. Maple glass Railing Leads to 2nd Level, Above garage Master bedroom with En-suite & Walk-in closet with beautiful Balcony View.. 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 Celing height on All floors****, Premium vinyl Siding, Stone & Lux Panel Exterior,24x48 Tiles Main floor,, high-end Finishing Material, Upgraded Lighting & Plumbing Fixtures, Modern Colours & Much More..**MUST SEE**

Built in 2024

Essential Information

MLS® # E4421023

Price \$718,800



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,513 |
| Acres | 0.11 |
| Year Built | 2024 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 6303 17 St |
| Area | Rural Leduc County |
| Subdivision | Irvine Creek |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 3C7 |

Amenities

| | |
|----------|---|
| Features | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, 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, Corner Lot, Golf Nearby, Schools, Shopping Nearby |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed February 10th, 2025

Days on Market 81

Zoning Zone 80

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Listing information last updated on May 2nd, 2025 at 4:03pm MDT