

\$679,000 - 1720 62 Avenue, Rural Leduc County

MLS® #E4428931

\$679,000

1 Bedroom, 3.00 Bathroom, 2,383 sqft

Rural on 0.10 Acres

Irvin Creek, Rural Leduc County, AB

READY FOR QUICK POSSESSION!

Welcome to this stunning two-storey home in the desirable community of Irvine Creek. As you step inside, you're greeted by a spacious den, perfect for a home office or library. A full bath on the main floor adds convenience, making it easy to accommodate guests. The open-concept kitchen is designed for both style and function, featuring a spice kitchen for added convenience. The adjacent living room is bright and airy, with large windows that fill the space with natural light. Upstairs, you'll find three spacious bedrooms, each with generous closet space. The master bedroom boasts a private ensuite with a large vanity and walk-in shower. The two additional bedrooms share a full bathroom. A bonus room and laundry room on the second floor add extra comfort and functionality. Don't miss this opportunity—move-in ready and waiting for you!

Built in 2025

Essential Information

MLS® #	E4428931
Price	\$679,000
Bedrooms	1
Bathrooms	3.00
Full Baths	3



Square Footage	2,383
Acres	0.10
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1720 62 Avenue
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C8

Amenities

Features	Carbon Monoxide Detectors, Detectors Smoke
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Concrete
Exterior Features	Airport Nearby, Schools, Shopping Nearby
Construction	Concrete
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 3rd, 2025
Days on Market	9
Zoning	Zone 80

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