

\$779,900 - 5918 18 St, Rural Leduc County

MLS® #E4430087

\$779,900

5 Bedroom, 4.00 Bathroom, 2,454 sqft

Rural on 0.10 Acres

Irvin Creek, Rural Leduc County, AB

Located in the sought-after community of Irvine Creek, this under construction home offers a TRIPLE GARAGE and sits on a spacious pie-shaped lot. The main floor features an open-to-above living area, a bedroom with a full bath, an extended kitchen with a Spice kitchen, and a bright living space. The upper level includes TWO MASTER SUITES with ensuites and walk-in closets, two additional bedrooms with a shared bath, a bonus room, and a front balcony accessible from two bedrooms. A perfect blend of modern design and practical layout.

Built in 2025

Essential Information

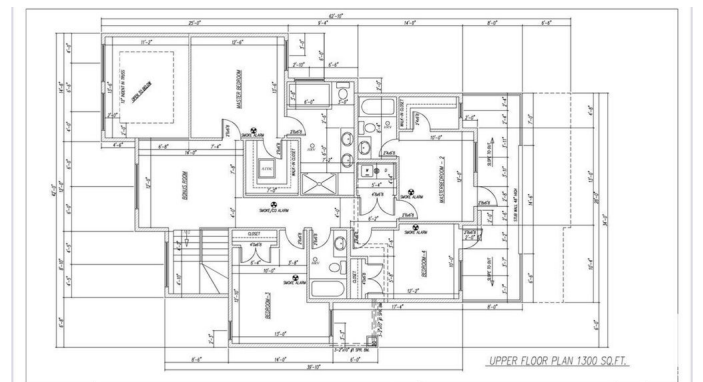
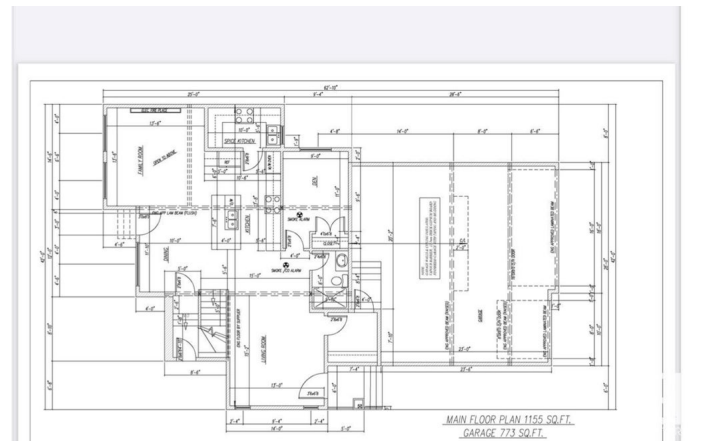
MLS® #	E4430087
Price	\$779,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,454
Acres	0.10
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

2 of 15



FRONT ELEVATION

TECH DESIGNS INC. 25 NORTH WINDSOR, SUITE 101, WINDSOR, ONTARIO N9A 6K4
LOT-42, BLOCK-7, PLAN 232 0809



Community Information

Address	5918 18 St
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C4

Amenities

Features	Deck, Detectors Smoke, No Animal Home, No Smoking Home
----------	--

Interior

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

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, No Through Road, Park/Reserve
Construction	Wood
Foundation	Slab

Additional Information

Date Listed	April 9th, 2025
Days on Market	11
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 April 20th, 2025 at 6:47am MDT