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

MLS® #E4425990

#### \$748,800

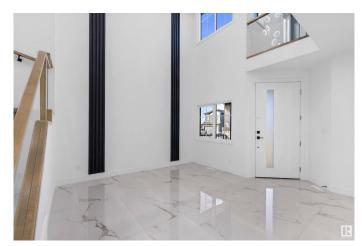
4 Bedroom, 4.00 Bathroom, 2,770 sqft Rural on 0.13 Acres

Irvin 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 Irvin 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 36

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 19th, 2025 at 7:02am MDT