\$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

Irvin 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 Shelfs,, 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 Irvin 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 53

Zoning Zone 80

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Listing information last updated on April 4th, 2025 at 2:17pm MDT