

\$689,000 - 1806 62 Ave, Rural Leduc County

MLS® #E4429708

\$689,000

5 Bedroom, 4.00 Bathroom, 2,420 sqft
Rural on 0.06 Acres

Irvin Creek, Rural Leduc County, AB

Experience modern living with a touch of rural charm in this stunning home! Designed for comfort and convenience, this home features a primary bedroom with a luxurious 5-piece ensuite, an upper-floor laundry, and a spacious main floor with a living room, dining room, great room, den, mudroom, and both a main and spice kitchen—perfect for entertaining. The double detached garage, durable vinyl exterior, and full unfinished basement offer endless potential. Stay cozy year-round with natural gas heating and enjoy the ease of municipal services. Conveniently located minutes from schools, shopping, and playgrounds, this home blends tranquility with urban access.

Built in 2025

Essential Information

MLS® #	E4429708
Price	\$689,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,420
Acres	0.06
Year Built	2025
Type	Rural



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1806 62 Ave
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0P5

Amenities

Features	See Remarks
----------	-------------

Interior

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

Exterior

Exterior	Wood
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 8th, 2025
Days on Market	12
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 4:32pm MDT