

# **\$679,999 - 1842 62 Ave, Rural Leduc County**

MLS® #E4430229

**\$679,999**

5 Bedroom, 4.00 Bathroom, 2,369 sqft

Rural on 0.10 Acres

Irvin Creek, Rural Leduc County, AB

## **FULLY UPGRADED BRAND-NEW**

Custom-Built 2369 sq. ft. Two-Story Home with 5 Bedrooms, 4 Full Bathrooms & Bonus Room in Desirable Irvine Creek (Close to Airport)!

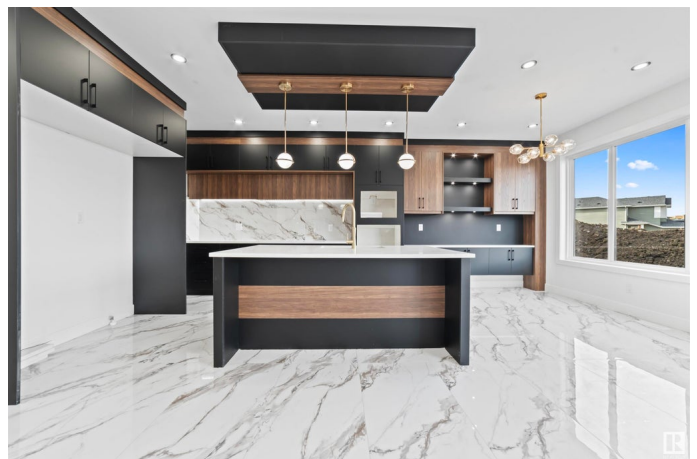
This stunning property offers 2 Main Floor Sitting Areas for ultimate comfort and convenience. The elegant Open-to-Below Family Room features a striking Feature Wall with a sleek Electric Fireplace, adding warmth and style to the space. The custom-designed Ceiling-Height Kitchen boasts an Oversized Central Island with a stunning Waterfall Quartz Countertop, complemented by an Extended Nook for additional dining space. A Walk-Through Spice Kitchen offers ample storage and enhanced functionality, perfect for busy households and entertaining. Elegant Maple Glass Railing leads you to the upper level, where you'll find a luxurious Master Bedroom with an En-suite & Walk-in Closet. Additional highlights include: 24x48 Designer Tiles on the main floor, Upgraded Lighting & Plumbing Fixtures, Modern Color Palette, Glass Railings, much more

Built in 2025

## **Essential Information**

MLS® # E4430229

Price \$679,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,369                  |
| Acres          | 0.10                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1842 62 Ave        |
| 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., Detectors Smoke |
|----------|---|

### 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, Shopping Nearby |
| Construction      | Wood                            |
| Foundation        | Concrete Perimeter              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 10               |

Zoning

Zone 80



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Listing information last updated on April 20th, 2025 at 6:02pm MDT