

## \$669,500 - 6321 17 Street, Rural Leduc County

MLS® #E4424649

**\$669,500**

5 Bedroom, 4.00 Bathroom, 2,502 sqft

Rural on 0.12 Acres

Irvin Creek, Rural Leduc County, AB

Welcome to IRVINE CREEK!\*\*TWO LIVING ROOM ON MAIN FLOOR\*\* Nestled beyond the bustling city limits, this stunning brand-new home under construction offers the perfect blend of modern design and tranquil living. Featuring 5 spacious bedrooms, including a convenient main-floor bedroom and dual primary suites upstairs, this home ensures comfort and privacy for the entire family. Step inside to be welcomed by soaring ceilings in the formal living room, seamlessly transitioning into an open-concept family room and a chef-inspired kitchen, complete with a functional spice kitchen. Thoughtfully designed with 8-foot doors on the main floor, oversized triple-pane windows, and a side entrance for future basement development, this home caters to your family's every need. Located just minutes from the airport, schools, shopping, and other amenities, Irvine Creek is the ideal setting for your dream family home. Experience serenity and convenience all in one place.

Built in 2024

### Essential Information

MLS® # E4424649

Price \$669,500

Bedrooms 5



Bathrooms	4.00
Full Baths	4
Square Footage	2,502
Acres	0.12
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6321 17 Street
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0P5

### Amenities

Features	Carbon Monoxide Detectors, Detectors Smoke
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### 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, Ravine View, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 7th, 2025
Days on Market	44
Zoning	Zone 80

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Listing information last updated on April 20th, 2025 at 7:32am MDT