

\$649,900 - 1915 63 Avenue, Rural Leduc County

MLS® #E4436857

\$649,900

4 Bedroom, 3.00 Bathroom, 2,280 sqft

Rural on 0.12 Acres

Irvine Creek, Rural Leduc County, AB

****Irvine Creek**** This under-construction 2280 sq ft home by Park Royal Homes features 3 bdrm upstairs and a main floor bedroom, perfect for guests or multigenerational living. 9' foundation wall and 9' main floor ceilings, offering a spacious and open feel throughout. A separate side entrance provides excellent potential for future basement development or an income-generating suite. Enjoy the elegance of the open-to-below design above the great room, complemented by a sleek electric fireplace. A painted wood railing with glass insert for a modern touch. Upstairs, the bonus room features a tray ceiling, adding architectural interest, while the ensuite includes a fully tiled shower with a glass door for a luxurious finish. Completion expected late 2025. and built by a reputable builder with a proven track record. ****PLEASE NOTE**** PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.

Built in 2024

Essential Information

MLS® # E4436857

Price \$649,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,280 |
| Acres | 0.12 |
| Year Built | 2024 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 1915 63 Avenue |
| Area | Rural Leduc County |
| Subdivision | Irvine Creek |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 3C9 |

Amenities

| | |
|----------|--|
| Features | Ceiling 9 ft., 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 |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 16th, 2025

Days on Market 91

Zoning Zone 80

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Listing information last updated on August 15th, 2025 at 6:02am MDT