

## \$729,000 - 1837 63 Ave, Rural Leduc County

MLS® #E4432248

**\$729,000**

5 Bedroom, 4.50 Bathroom, 2,678 sqft

Rural on 0.06 Acres

Irvine Creek, Rural Leduc County, AB

This detached two-storey single-family home blends style and functionality. With a spacious patio, a large gazebo in the backyard, and a double garage, it offers both comfort and convenience. The main floor features a cozy living room, modern kitchen, and family room, ideal for gatherings. The primary bedroom on the main level includes an ensuite 3-piece bathroom. Upstairs, you'll find additional bedrooms, a den, and a bonus room for flexible use. The home also includes a 5-piece ensuite and a 4-piece bath on the upper level, plus a 2-piece bath on the main floor. Central in-built speakers and a big backyard gazebo create an inviting atmosphere. Located in a prime area close to Edmonton South, this home offers easy access to schools, parks, shopping, and dining, making it the perfect choice for families seeking space and convenience.

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432248  |
| Price      | \$729,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.50      |
| Full Baths | 4         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,678                  |
| Acres          | 0.06                   |
| Year Built     | 2023                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1837 63 Ave        |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C7            |

### 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 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 80          |

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Listing information last updated on May 1st, 2025 at 2:17pm MDT