

\$774,900 - 1933 63 Avenue, Rural Leduc County

MLS® #E4436538

\$774,900

4 Bedroom, 3.50 Bathroom, 2,110 sqft

Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

****IRVINE**

CREEKSHOWHOME**MORTGAGE**

HELPERTURNKEY**** Luxury and quality

finishings are apparent in this Park Royal

Homes showhome with FULL LEGAL

BASEMENT SUITE. Buy with confidence from

an experienced award winning builder. With

OVER 2700 SQFT living space in the

sought-after Irvine Creek neighborhood this home features 3 bedrooms and 2 1/2 baths.

There are many showhome upgrades like 10' main floor ceilings, 8' interior doors, 9' raised upper floor areas, built in speakers, AC, security, finished garage, and more. The chef-inspired kitchen has executive appliances with gas range. Throughout the

home, you'll find premium finishes, including stylish tile and vinyl flooring on all three levels. Thoughtful design is apparent with open-to-below layout and oversized windows, a home office space in the upper floor and they haven't forgotten our furry friends with a Dog wash station at the back door. This home displays exceptional craftsmanship and a layout designed for contemporary living.



Built in 2023

Essential Information

MLS® #

E4436538

| | |
|----------------|------------------------|
| Price | \$774,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,110 |
| Acres | 0.11 |
| Year Built | 2023 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 1933 63 Avenue |
| Area | Rural Leduc County |
| Subdivision | Irvine Creek |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 3C9 |

Amenities

| | |
|----------|--|
| Features | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
|----------|--|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------------|
| Exterior | Wood |
| Exterior Features | Airport Nearby, Flat Site |

| | |
|--------------|--------------------|
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 82 |
| Zoning | Zone 80 |

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Listing information last updated on August 5th, 2025 at 8:17am MDT