

## \$899,900 - 6304 20 St, Rural Leduc County

MLS® #E4438458

**\$899,900**

5 Bedroom, 4.00 Bathroom, 3,054 sqft

Rural on 0.11 Acres

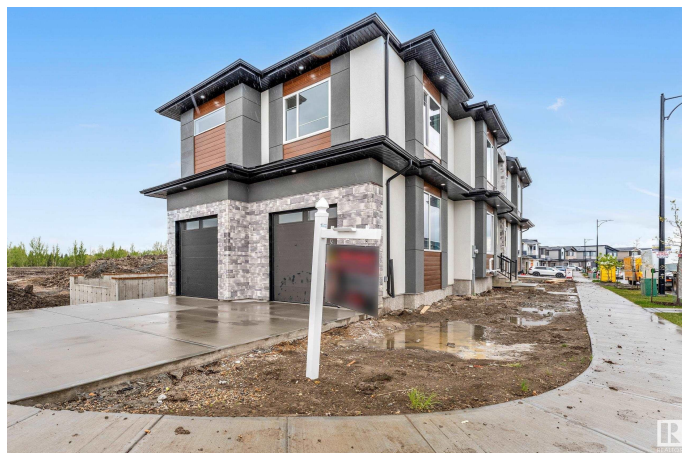
Irvine Creek, Rural Leduc County, AB

**\*\*IRVINE CREEK\*\*** Step into timeless sophistication and modern comfort at this beautifully designed residence in the heart of Nisku, a spacious and elegant two-storey home offering over 3000SQFT of above-grade living space. The main floor features an open-concept layout with a large kitchen, great room, dining area, living room with fireplace, pantry, guest bedroom, and 3-piece bath ideal for entertaining and everyday living. Upstairs, the primary suite is a private retreat with a 5-piece ensuite and walk-in closet. Four additional bedrooms, two more bathrooms, a family room, and upstairs laundry provide comfort and convenience for the whole family. With five bedrooms, multiple living areas, and thoughtful design throughout, this home blends luxury, warmth, and functionality perfect for families seeking space and style in a peaceful setting.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438458  |
| Price          | \$899,900 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 3,054     |



|            |                        |
|------------|------------------------|
| Acres      | 0.11                   |
| Year Built | 2025                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6304 20 St         |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C9            |

### Amenities

|          |   |
|----------|---|
| Features | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke |
|----------|---|

### 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, Golf Nearby, Playground Nearby, Race Track, Ravine View, Shopping Nearby |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 25th, 2025 |
| Days on Market | 22             |
| Zoning         | Zone 80        |

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Listing information last updated on June 16th, 2025 at 11:02am MDT