# \$730,000 - 6338 17 St, Rural Leduc County

MLS® #E4445358

## \$730,000

5 Bedroom, 4.50 Bathroom, 2,647 sqft Rural on 0.01 Acres

Irvine Creek, Rural Leduc County, AB

This Beautiful BRAND NEW House on walkout lot backing to pond. Perfect blend of modern design and tranquil living. Featuring 5 spacious bedrooms, including a convenient main-floor bedroom with attached full bath 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, Located just minutes from the airport, schools, shopping, and other amenities, Irvine Creek is the ideal setting for your dream family home. 5 bedrooms, 5 bath ,walkout basement backing to pond very rare find.



## **Essential Information**

MLS® # E4445358 Price \$730,000

Bedrooms 5

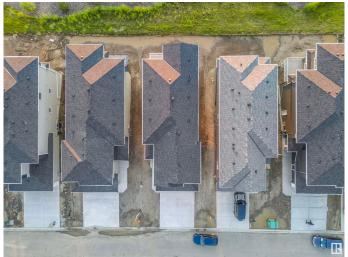
Bathrooms 4.50 Full Baths 4

Half Baths 1

Square Footage 2,647

Acres 0.01







Year Built 2025 Type Rural

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 6338 17 St

Area Rural Leduc County

Subdivision Irvine Creek

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 3C7

## **Amenities**

Features Ceiling 9 ft., Deck, Walkout Basement, 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, Cul-De-Sac, Golf Nearby, Playground Nearby

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 2nd, 2025

Days on Market 4

Zoning Zone 80

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