

## \$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	10
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 4th, 2025 at 4:17pm MDT