

Courtesy Of Tyler J Ellis Of Real Broker

\$649,900 - 1939 63 Avenue, Rural Leduc County

MLS® #E4459158

\$649,900

4 Bedroom, 3.00 Bathroom, 2,360 sqft
Rural on 0.10 Acres

Irvine Creek, Rural Leduc County, AB

Welcome to this beautifully designed newly built home in Irvine Creek. With its north-facing orientation, it offers abundant natural light and a smartly planned layout. The open-concept main floor features open to below and a seamless flow between living, dining, and kitchen. A den provides a private space, while the spice kitchen complements the stylish main kitchen, perfect for those who love to cook and entertain. A mudroom off the garage ensures a clutter-free entry. Upstairs, find four bedrooms, including a luxurious master suite with spa-like ensuite and walk-in closet. Another bedroom includes its own private ensuite, ideal for family or guests. A bonus room adds extra living space, while the upper-level laundry provides convenience. To top it off, the home comes with an installed sound system, enhancing everyday living and entertaining. This home blends style, comfort, and functionality—don’t miss the chance to make it yours!

Built in 2025

Essential Information

MLS® #	E4459158
Price	\$649,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,360
Acres	0.10
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1939 63 Avenue
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C7

Amenities

Features	Closet Organizers, See Remarks, 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, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 23rd, 2025
Days on Market	21
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 October 13th, 2025 at 11:32pm MDT