

# \$735,000 - 1837 63 Ave, Rural Leduc County

MLS® #E4424594

**\$735,000**

5 Bedroom, 4.50 Bathroom, 2,678 sqft

Rural on 0.06 Acres

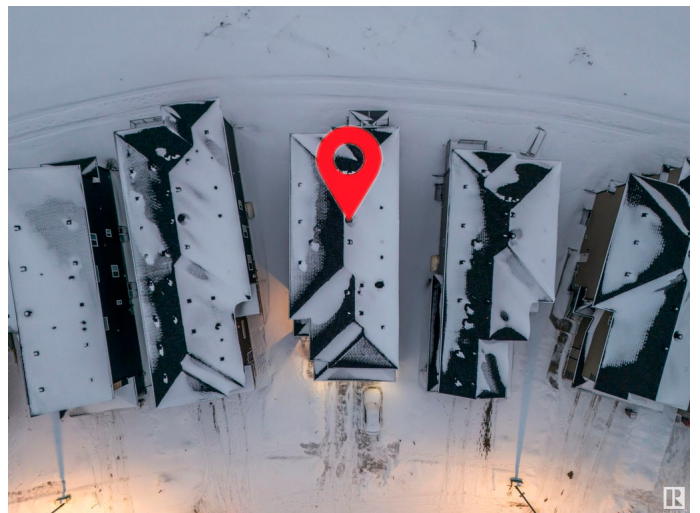
Irvin Creek, Rural Leduc County, AB

This detached two-storey single-family home blends style and functionality. With a spacious patio, a large gazebo in the backyard, and a double garage, it offers both comfort and convenience. The main floor features a cozy living room, modern kitchen, and family room, ideal for gatherings. The primary bedroom on the main level includes an ensuite 3-piece bathroom. Upstairs, you'll find additional bedrooms, a den, and a bonus room for flexible use. The home also includes a 5-piece ensuite and a 4-piece bath on the upper level, plus a 2-piece bath on the main floor. Central in-built speakers and a big backyard gazebo create an inviting atmosphere. Located in a prime area close to Edmonton South, this home offers easy access to schools, parks, shopping, and dining, making it the perfect choice for families seeking space and convenience.

Built in 2023

## Essential Information

MLS® #	E4424594
Price	\$735,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1



Square Footage	2,678
Acres	0.06
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1837 63 Ave
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C7

### **Amenities**

Features	See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	34
Zoning	Zone 80

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Listing information last updated on April 10th, 2025 at 7:32pm MDT