

## \$759,900 - 6209 19 St, Rural Leduc County

MLS® #E4424735

**\$759,900**

6 Bedroom, 4.00 Bathroom, 2,736 sqft

Rural on 0.14 Acres

Irvin Creek, Rural Leduc County, AB

This spacious home features 5 bedrooms, 4 bathrooms, 2 living rooms, 2 kitchens, and 1 dining room—an ideal setting for your growing family. The home's unique design and high-end finishes will impress you at every turn. With numerous upgrades throughout. Premium kitchen cabinetry with elegant quartz countertops, complemented by a spacious spice kitchen featuring a gas stove. Upon entering through the front door, you're welcomed into a bright living room with soaring ceilings that open to above. For added convenience, a full bedroom and bathroom are located on the main floor.

Built in 2024

### Essential Information

MLS® #	E4424735
Price	\$759,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,736
Acres	0.14
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey



Status	Active
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## Community Information

Address	6209 19 St
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C8

## Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Television Connection, Vaulted Ceiling, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
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## 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, Flat Site, Golf Nearby, Level Land, No Back Lane, Not Fenced, Not Landscaped, Playground Nearby, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 7th, 2025
Days on Market	42
Zoning	Zone 80

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