# \$720,000 - 6226 19 Street, Rural Leduc County

MLS® #E4426143

### \$720,000

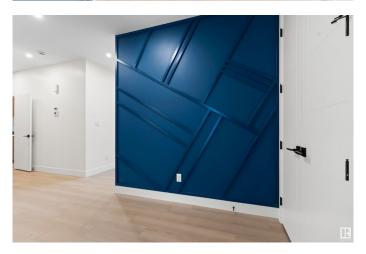
4 Bedroom, 3.00 Bathroom, 2,559 sqft Rural on 0.11 Acres

Irvin Creek, Rural Leduc County, AB

WELCOME TO YOUR DREAM HOME IN IRVINE CREEK! This stunning, custom-built home is designed with luxury, comfort, and functionality in mind, featuring exceptional craftsmanship and high-end upgrades throughout. Step inside to find beautifully upgraded cabinetry, sleek premium countertops, and a matching backsplash, creating a sophisticated and modern kitchen. The fully equipped spice kitchen adds extra convenience, making meal prep effortlessâ€"perfect for culinary enthusiasts and large gatherings. Throughout the home, upgraded lighting enhances the ambiance, while the HRV (Heat Recovery Ventilation) system ensures fresh air circulation and year-round comfort. With four spacious bedrooms, three well-appointed bathrooms, and a separate side entrance, this home offers privacy, flexibility, and endless possibilitiesâ€"ideal for growing families, a home office, or rental potential. Located in the desirable community of Irvine Creek, this home blends modern living with everyday convenience.







Built in 2024

## **Essential Information**

MLS® # E4426143 Price \$720,000 Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,559

Acres 0.11

Year Built 2024

Type Rural

Sub-Type Detached Single Family

Style 2 Storey

Status Active

## **Community Information**

Address 6226 19 Street

Area Rural Leduc County

Subdivision Irvin Creek

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 3C8

#### **Amenities**

Features On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Hot Water

Natural Gas, No Animal Home, No Smoking Home, Television Connection, Vacuum System-Roughed-In, HRV System, 9 ft. Basement

Ceiling

## Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood

Exterior Features Airport Nearby, Flat Site, Golf Nearby, Shopping Nearby

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 17th, 2025

Days on Market 32

Zoning Zone 80

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Listing information last updated on April 18th, 2025 at 6:17pm MDT