

# \$679,000 - 1720 62 Avenue, Rural Leduc County

MLS® #E4428931

**\$679,000**

1 Bedroom, 3.00 Bathroom, 2,383 sqft  
Rural on 0.10 Acres

Irvin Creek, Rural Leduc County, AB

Ready for Quick Possession! Step into this stunning home featuring a spacious living room, a den, and a full bathroom on the main floor. Enjoy the convenience of both a main kitchen and a spice kitchen—perfect for culinary enthusiasts. The open-to-above design adds a touch of elegance and grandeur to the space. Upstairs, you'll find four generously sized bedrooms, three full bathrooms, and a laundry room for added convenience. For more details, reach out at the number provided.

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4428931               |
| Price          | \$679,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,383                  |
| Acres          | 0.10                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information



|             |                    |
|-------------|--------------------|
| Address     | 1720 62 Avenue     |
| Area        | Rural Leduc County |
| Subdivision | Irvin Creek        |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C8            |

### **Amenities**

|          |                                            |
|----------|--------------------------------------------|
| Features | Carbon Monoxide Detectors, Detectors Smoke |
|----------|--------------------------------------------|

### **Interior**

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

### **Exterior**

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Concrete                                 |
| Exterior Features | Airport Nearby, Schools, Shopping Nearby |
| Construction      | Concrete                                 |
| Foundation        | Concrete Perimeter                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 80         |

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Listing information last updated on April 16th, 2025 at 2:32pm MDT