

# **\$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
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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	Airport Nearby, Flat Site, Golf Nearby, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 17th, 2025

Days on Market 33

Zoning Zone 80

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Listing information last updated on April 19th, 2025 at 6:32am MDT