# \$649,900 - 1915 63 Avenue, Rural Leduc County

MLS® #E4436857

#### \$649,900

4 Bedroom, 3.00 Bathroom, 2,280 sqft Rural on 0.12 Acres

Irvine Creek, Rural Leduc County, AB

\*Irvine Creek\* Why choose between a full custom build and a quick possession home? With this home, you don't have to. It has been paused at drywall and exterior sidingâ€"saving months of waiting, and giving you the freedom to choose your own finshes and colors. This 2280 sq ft home by Park Royal Homes features 3 bdrm up, a MAIN FLOOR BEDROOM WITH FULL BATH, and a SPICE KITCHEN. 9' foundation wall and 9' main floor ceilings, offer an open feeling, and a SEPERATE SIDE ENTRANCE provides excellent potential for an income-generating suite. Enjoy the elegance of the open-to-below design above the great room, with a sleek electric fireplace. A painted wood railing with glass insert for a modern touch. Upstairs, the bonus room features a tray ceiling, while the ensuite includes a fully tiled shower with a glass door for a luxurious finish. Completion expected early 2026. \*PLEASE NOTE\* PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE.



### **Essential Information**

MLS® # E4436857 Price \$649,900







Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,280

Acres 0.12

Year Built 2024

Type Rural

Sub-Type Detached Single Family

Style 2 Storey

Status Active

## **Community Information**

Address 1915 63 Avenue

Area Rural Leduc County

Subdivision Irvine Creek

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 3C9

#### **Amenities**

Features Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior

Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl

Windows, HRV System, 9 ft. Basement Ceiling

#### 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

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 16th, 2025

Days on Market 168

Zoning Zone 80

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