

\$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**** This under-construction 2280 sq ft home by Park Royal Homes features 3 bdrm upstairs and a main floor bedroom, perfect for guests or multigenerational living. 9' foundation wall and 9' main floor ceilings, offering a spacious and open feel throughout. A separate side entrance provides excellent potential for future basement development or an income-generating suite. Enjoy the elegance of the open-to-below design above the great room, complemented by a sleek electric fireplace. A painted wood railing with glass insert for a modern touch. Upstairs, the bonus room features a tray ceiling, adding architectural interest, while the ensuite includes a fully tiled shower with a glass door for a luxurious finish. Completion expected late 2025. and built by a reputable builder with a proven track record. ****PLEASE NOTE**** PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.

Built in 2024

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	Ceiling 9 ft., Hot Water Natural Gas, 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 117

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 10th, 2025 at 9:17pm MDT