

\$699,000 - 6226 19 Street, Rural Leduc County

MLS® #E4456609

\$699,000

4 Bedroom, 3.00 Bathroom, 2,549 sqft
Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

****IRVINE CREEK**FULLY CUSTOM**MAIN FLOOR BEDROOM**SPICE KITCHEN**** This exceptional property is perfectly positioned for both business and convenience, offering unparalleled access to Alberta's thriving industrial heartland. The modern main building boasts a robust and efficient design two well appointed floors. The functional layout features a bright living area, spacious kitchen, dedicated dining space, three bedrooms, and multiple bathrooms, including a luxurious 5pc ensuite. A versatile loft provides the perfect flexible space for an office, lounge, or meeting area. It is mere minutes from the Edmonton International Airport (YEG) and provides swift access to major highways like the. You're also close to all essential amenities, including shopping plazas, restaurants, and public transit routes. This is a rare opportunity to secure a highly functional asset in one of Alberta's most strategic locations.

Built in 2024

Essential Information

MLS® #	E4456609
Price	\$699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	2,549
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	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C8

Amenities

Features	Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
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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, Creek, No Back Lane, Not Fenced, Not Landscaped, Playground Nearby, Schools, Shopping Nearby, Street Lighting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 6th, 2025
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Days on Market 3

Zoning Zone 80

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Listing information last updated on September 9th, 2025 at 8:32am MDT