\$767,900 - 1831 63 Avenue, Rural Leduc County

MLS® #E4456955

\$767,900

1 Bedroom, 4.00 Bathroom, 2,350 sqft Rural on 0.10 Acres

Irvine Creek, Rural Leduc County, AB

Welcome to this stunning 2,350 sqft UPGRADED 2-storey home located in a great new community featuring 9ft ceilings on all levels with an open-concept layout designed to impress. The main floor features a spacious chef's kitchen with custom cabinetry, stainless steel appliances, large island & walk-through pantry, plus a dining area perfect for gatherings. The open-to-below living room is filled with natural light, creating a grand focal point. Upstairs you'II find 3 bedrooms, 2.5 baths including a luxurious primary suite, and a versatile bonus room. Oversized double garage offers plenty of parking & storage. The fully finished basement includes a SELF-CONTAINED LEGAL 2-bedroom suiteâ€"an incredible income opportunity! Complete with full landscaping, premium finishes, and turn-key convenience, this home is truly better than new and offers the perfect blend of luxury & function with revenue potential!

Built in 2023

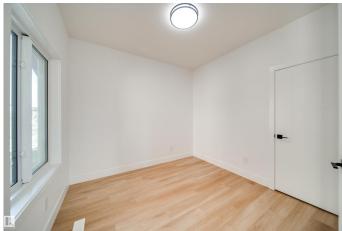
Essential Information

MLS® # E4456955 Price \$767,900

Bedrooms 1

Bathrooms 4.00







Full Baths 4

Square Footage 2,350

Acres 0.10

Year Built 2023

Type Rural

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 1831 63 Avenue

Area Rural Leduc County

Subdivision Irvine Creek

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 3A4

Amenities

Features On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-

2"x6", No Animal Home, No Smoking Home, See Remarks

Parking Spaces 4

Interior

Interior Features ensuite bathroom

Heating Forced Air-2, Natural Gas

Fireplace Yes

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood

Exterior Features Airport Nearby, Golf Nearby, Landscaped, Level Land, Schools,

Shopping Nearby, Street Lighting

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed September 9th, 2025

Days on Market

Zoning Zone 80

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Listing information last updated on September 10th, 2025 at 12:33pm MDT