

# \$699,999 - 6245 19 St, Rural Leduc County

MLS® #E4420935

**\$699,999**

5 Bedroom, 3.00 Bathroom, 2,533 sqft

Rural on 0.11 Acres

Irvin Creek, Rural Leduc County, AB

Welcome to this exquisite almost 2,550 sq. ft home in the prestigious Irvine Creek neighbourhood. Boasting 5 spacious bedrooms and 3 bathrooms, this luxurious residence features a main floor bedroom and full bathroom for added convenience. The gourmet kitchen is complemented by a separate spice kitchen, perfect for culinary enthusiasts. Luxury finishes are evident throughout, from the elegant tile flooring on the main level to the sleek vinyl flooring on the second level. Large windows and an open-to-below design flood the home with natural light, creating an inviting, airy atmosphere. Enjoy the added bonus of a builder-provided deck, ideal for outdoor entertaining. A separate side entrance also offers the potential for a future secondary suite. With its superior craftsmanship and thoughtful design, this home combines comfort, style, and versatility. Live the luxury you deserve in a home that has it all!

Built in 2024

## Essential Information

MLS® #	E4420935
Price	\$699,999
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	2,533
Acres	0.11
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6245 19 St
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C8

### **Amenities**

Features	Ceiling 9 ft., See Remarks
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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	See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 10th, 2025
Days on Market	67
Zoning	Zone 80

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Listing information last updated on April 17th, 2025 at 11:02pm MDT