

\$825,000 - 6356 17 Street, Rural Leduc County

MLS® #E4419598

\$825,000

5 Bedroom, 4.00 Bathroom, 2,907 sqft

Rural on 0.11 Acres

Irvin Creek, Rural Leduc County, AB

Welcome to this stunning 2900 sqft 2storey that offers 5 bedrooms and 4 bathrooms, WALKOUT BASEMENT BACKING A POND. The main floor offers a very functional layout with a huge living room, dining area and stunning kitchen that features custom cabinets that extend into the dining room and includes a SPICE KITCHEN, comes with stainless steel appliances and complimented with quartz countertops. The main level also includes a FULL BATHROOM AND BEDROOM. The upper level is where you will find the massive bonus room that overlooks the pond, laundry room and the 4 bedrooms one of which is the breathtaking master that features a walk-in closet with custom built wardrobe and 5pc ensuite that includes his and her sinks, custom shower and soaker tub. The upper level also includes 2 additional full bathrooms. The features are endless: SEPARATE ENTRANCE, UPGRADED LIGHTING AND PLUMBING, QUARTZ THROUGHOUT, CUSTOM MILLWORK AND CROWN MOULDING, WALKOUT BASEMENT AND REAR DECK. THIS HOME IS A MUST SEE!!

Built in 2024

Essential Information

MLS® # E4419598

Price \$825,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,907
Acres	0.11
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6356 17 Street
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C7

Amenities

Features	Deck, Walkout Basement
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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	Backs Onto Lake
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 29th, 2025
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Days on Market 42

Zoning Zone 80

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