

## \$689,000 - 1806 62 Ave, Rural Leduc County

MLS® #E4429708

**\$689,000**

5 Bedroom, 4.00 Bathroom, 2,420 sqft

Rural on 0.06 Acres

Irvin Creek, Rural Leduc County, AB

Experience modern living with a touch of rural charm in this stunning home! Designed for comfort and convenience, this home features a primary bedroom with a luxurious 5-piece ensuite, an upper-floor laundry, and a spacious main floor with a living room, dining room, great room, den, mudroom, and both a main and spice kitchen—perfect for entertaining. The double detached garage, durable vinyl exterior, and full unfinished basement offer endless potential. Stay cozy year-round with natural gas heating and enjoy the ease of municipal services. Conveniently located minutes from schools, shopping, and playgrounds, this home blends tranquility with urban access.

Built in 2025

### Essential Information

MLS® #	E4429708
Price	\$689,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,420
Acres	0.06
Year Built	2025
Type	Rural



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1806 62 Ave
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0P5

### **Amenities**

Features	See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	8
Zoning	Zone 80

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Listing information last updated on April 16th, 2025 at 6:02am MDT