

# \$779,900 - 5918 18 St, Rural Leduc County

MLS® #E4430087

**\$779,900**

5 Bedroom, 4.00 Bathroom, 2,454 sqft  
Rural on 0.10 Acres

Irvin Creek, Rural Leduc County, AB

Located in the sought-after community of Irvine Creek, this under construction home offers a TRIPLE GARAGE and sits on a spacious pie-shaped lot. The main floor features an open-to-above living area, a bedroom with a full bath, an extended kitchen with a Spice kitchen, and a bright living space. The upper level includes TWO MASTER SUITES with ensuites and walk-in closets, two additional bedrooms with a shared bath, a bonus room, and a front balcony accessible from two bedrooms. A perfect blend of modern design and practical layout.

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4430087               |
| Price          | \$779,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,454                  |
| Acres          | 0.10                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

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## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5918 18 St         |
| Area        | Rural Leduc County |
| Subdivision | Irvin Creek        |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C4            |

## Amenities

|          |                                                        |
|----------|--------------------------------------------------------|
| Features | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
|----------|--------------------------------------------------------|

## Interior

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

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior          | Wood                                          |
| Exterior Features | Airport Nearby, No Through Road, Park/Reserve |
| Construction      | Wood                                          |
| Foundation        | Slab                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 80         |

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Listing information last updated on May 2nd, 2025 at 2:47pm MDT