

## \$649,900 - 1915 63 Avenue, Rural Leduc County

MLS® #E4436857

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,280 sqft

Rural on 0.12 Acres

Irvine Creek, Rural Leduc County, AB

**\*Irvine Creek\*** Why choose between a full custom build and a quick possession home? With this home, you don't have to. It has been paused at drywall and exterior siding—saving months of waiting, and giving you the freedom to choose your own finishes and colors. This 2280 sq ft home by Park Royal Homes features 3 bdrm up, a MAIN FLOOR BEDROOM WITH FULL BATH, and a SPICE KITCHEN. 9' foundation wall and 9' main floor ceilings, offer an open feeling, and a SEPERATE SIDE ENTRANCE provides excellent potential for an income-generating suite. Enjoy the elegance of the open-to-below design above the great room, with a sleek electric fireplace. A painted wood railing with glass insert for a modern touch. Upstairs, the bonus room features a tray ceiling, while the ensuite includes a fully tiled shower with a glass door for a luxurious finish. Completion expected early 2026. **\*PLEASE NOTE\*** PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE.

Built in 2024

### Essential Information

MLS® # E4436857

Price \$649,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,280
Acres	0.12
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1915 63 Avenue
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C9

### Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
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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	Airport Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 16th, 2025

Days on Market 140

Zoning Zone 80

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Listing information last updated on October 3rd, 2025 at 9:32am MDT