

# \$699,900 - 6223 18 Street Street, Rural Leduc County

MLS® #E4442538

**\$699,900**

5 Bedroom, 4.00 Bathroom, 2,676 sqft  
Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

Welcome to the home of your dreams. Crafted with love and attention to detail, this beautiful property features 5 spacious bedrooms, a den and 4 luxurious bathrooms. Every inch of the home has been fully upgraded, showcasing 9-foot ceilings across all three levels. The custom kitchen has been thoughtfully extended, complete with a separate spice kitchen for added convenience. The living room boasts a stunning open-to-above design, creating a bright and airy atmosphere. A well-equipped laundry room with a sink adds practicality to this elegant space. This home is ideal for a growing family, offering both style and functionality at every turn.

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442538               |
| Price          | \$699,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,676                  |
| Acres          | 0.11                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6223 18 Street Street |
| Area        | Rural Leduc County    |
| Subdivision | Irvine Creek          |
| City        | Rural Leduc County    |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T4X 3C7               |

### Amenities

|          |               |
|----------|---------------|
| Features | Ceiling 9 ft. |
|----------|---------------|

### 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, Cul-De-Sac, Flat Site, Golf Nearby, Schools, Shopping Nearby |
| Construction      | Wood                                                                         |
| Foundation        | Concrete Perimeter                                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 50              |
| Zoning         | Zone 80         |

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Listing information last updated on August 4th, 2025 at 7:17am MDT