

\$699,000 - 6216 18 Street, Rural Leduc County

MLS® #E4443729

\$699,000

5 Bedroom, 3.00 Bathroom, 2,532 sqft
Rural on 0.13 Acres

Irvine Creek, Rural Leduc County, AB

Stunning double car garage detached home LOADED with UPGRADES. Main kitchen with tons of cabinetry, quartz countertops, and a spacious SPICE kitchen with GAS stove. Main floor features a FULL bedroom and FULL bathroom. Dining area offers direct access to the BACKYARD. The living room welcomes you with SOARING ceilings and a BRIGHT, OPEN-TO-ABOVE layout , electric fireplace & feature wall. Upstairs includes a BONUS room, 4 bedrooms & 2 bathrooms. The PRIMARY bedroom offers a WALK-IN closet and luxurious 5-PC ENSUITE. Bedrooms 2 to 4 with access to a COMMON bathroom. UPPER LEVEL laundry adds practicality. SEPARATE ENTRANCE to the basement offers FUTURE POTENTIAL. This home’s UNIQUE design and HIGH-END finishes will impress you at every turn. A must-see for those seeking COMFORT, SPACE, and LUXURY



Built in 2025

Essential Information

MLS® #	E4443729
Price	\$699,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,532

Acres	0.13
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6216 18 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., No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
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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	Airport Nearby, Golf Nearby, Playground Nearby, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 21st, 2025
Days on Market	44
Zoning	Zone 80

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