

# \$749,900 - 6209 19 St, Rural Leduc County

MLS® #E4424735

**\$749,900**

6 Bedroom, 4.00 Bathroom, 2,736 sqft  
Rural on 0.14 Acres

Irvine Creek, Rural Leduc County, AB

This spacious home features 5 bedrooms, 4 bathrooms, 2 living rooms, 2 kitchens, and 1 dining room—an ideal setting for your growing family. The home's unique design and high-end finishes will impress you at every turn. With numerous upgrades throughout. Premium kitchen cabinetry with elegant quartz countertops, complemented by a spacious spice kitchen featuring a gas stove. Upon entering through the front door, you're welcomed into a bright living room with soaring ceilings that open to above. For added convenience, a full bedroom and bathroom are located on the main floor.

Built in 2024

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4424735               |
| Price          | \$749,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,736                  |
| Acres          | 0.14                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6209 19 St         |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C8            |

## Amenities

|          |   |
|----------|---|
| Features | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Television Connection, Vaulted Ceiling, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
|----------|---|

## 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, Flat Site, Golf Nearby, Level Land, No Back Lane, Not Fenced, Not Landscaped, Playground Nearby, Shopping Nearby |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 56              |
| Zoning         | Zone 80         |

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