

\$595,000 - 1805 60 Ave, Rural Leduc County

MLS® #E4430917

\$595,000

3 Bedroom, 3.00 Bathroom, 1,905 sqft
Rural on 0.11 Acres

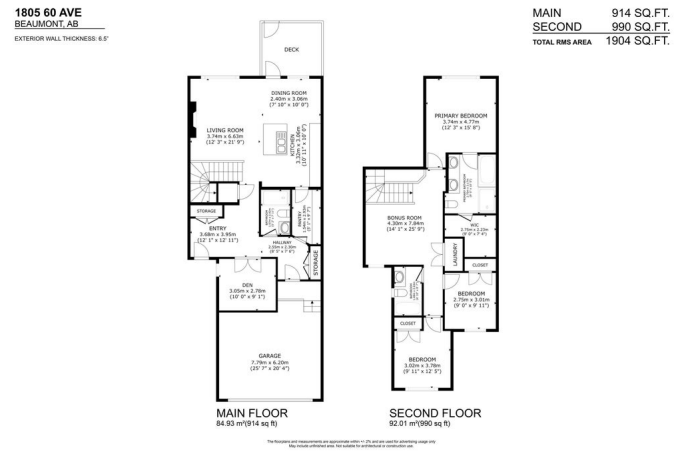
Irvine Creek, Rural Leduc County, AB

BRAND NEW ~ READY to MOVE IN ~
SEPARATE ENTRANCE - Located in the modern community of Irvine Creek just a short drive to Beaumont, Leduc and Edmonton. Uniquely situated between Beaumont and Leduc, Irvine Creek is a brand new modern development close to schools, shopping the Edmonton International Airport and all the necessary services. The home at just under 2000sqft is ready to move into with even the garage being fully finished. With a modern kitchen overlooking a two storey living room with a gorgeous fireplace anchoring the bright space. Flooded with natural light from the large windows, the home feels significantly larger than it is. There's a main floor den that can be easily converted to a fourth bedroom, and it comes with a full bath on the main. There's a bonus room on the upper level and a gorgeous owner's suite. The separate entrance means you have the option for a separate basement suite. Great curb appeal, a modern and stylish interior and comes with a \$5,000 appliance credit.

Built in 2024

Essential Information

MLS® # E4430917
Price \$595,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,905 |
| Acres | 0.11 |
| Year Built | 2024 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 1805 60 Ave |
| Area | Rural Leduc County |
| Subdivision | Irvine Creek |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 3C8 |

Amenities

| | |
|----------|------|
| Features | Deck |
|----------|------|

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 |
| Construction | Wood |
| Foundation | Slab |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 15th, 2025 |
| Days on Market | 17 |

Zoning

Zone 80

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Listing information last updated on May 2nd, 2025 at 6:17am MDT