# \$749,900 - 1933 63 Avenue, Rural Leduc County

MLS® #E4436538

### \$749,900

4 Bedroom, 3.50 Bathroom, 2,110 sqft Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

#### \*\*IRVINE

CREEK\*\*SHOWHOME\*\*MORTGAGE HELPER\*\*TURNKEY\*\* Luxury and quality finishings are apparent in this Park Royal Homes showhome with FULL LEGAL BASEMENT SUITE. Buy with confidence from an experienced award winning builder. With OVER 2700 SQFT living space in the sought-after Irvine Creek neighborhood this home features 3 bedrooms and 2 1/2 baths. There are many showhome upgrades like 10' main floor ceilings, 8' interior doors, 9' raised upper floor areas, built in speakers, AC, security, finished garage, and more. The chef-inspired kitchen has executive appliances with gas range. Throughout the home, you'II find premium finishes, including stylish tile and vinyl flooring on all three levels. Thoughtful design is apparent with open-to-below layout and oversized windows, a home office space in the upper floor and they haven't forgotten our furry friends with a Dog wash station at the back door. This home displays exceptional craftsmanship and a layout designed for contemporary living.







Built in 2023

### **Essential Information**

MLS® #

E4436538

Price \$749,900

Bedrooms

Bathrooms 3.50

4

Full Baths 3

Half Baths 1

Square Footage 2,110

Acres 0.11

Year Built 2023

Type Rural

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 1933 63 Avenue

Area Rural Leduc County

Subdivision Irvine Creek

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 3C9

### **Amenities**

Features Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft.,

Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft.

**Basement Ceiling** 

### Interior

Interior Features ensuite bathroom

Heating Forced Air-2, Natural Gas

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood

Exterior Features Airport Nearby, Flat Site

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 15th, 2025

Days on Market 167

Zoning Zone 80

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