

## \$699,900 - 6211 18 St, Rural Leduc County

MLS® #E4438516

**\$699,900**

5 Bedroom, 4.00 Bathroom, 2,620 sqft

Rural on 0.12 Acres

Irvine Creek, Rural Leduc County, AB

**\*\*IRVINE CREEK\*\*ALERT\*\*UPGRADED**This elegant two-storey residence offers 2600 sqft of refined, above-grade living space designed for modern family living. The main floor combines style and function with an open-concept kitchen and servery, a bright dining area, spacious living room, and a private den—ideal for a home office or guest room. It also includes a main-floor bedroom and a full bathroom, catering to multi-generational living or visiting guests. Upstairs, the home features a luxurious primary suite with a 5-piece ensuite and walk-in closet, three additional well-sized bedrooms, a family room perfect for relaxation, two more bathrooms, a laundry room, and multiple walk-in closets for added convenience. High ceilings, functional flow, and thoughtful room placement create an ideal balance of shared and private spaces. Located in a quiet, growing community, this move-in-ready home offers exceptional space, comfort, and versatility for families or professionals seeking a high-quality living environment.

Built in 2025

### Essential Information

MLS® # E4438516

Price \$699,900



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,620
Acres	0.12
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6211 18 St
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C7

### Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke
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### 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, Golf Nearby, Ravine View, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 26th, 2025
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Days on Market 12

Zoning Zone 80

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Listing information last updated on June 7th, 2025 at 7:32am MDT