

# \$730,000 - 6344 17 St, Rural Leduc County

MLS® #E4442810

**\$730,000**

5 Bedroom, 4.50 Bathroom, 2,681 sqft  
Rural on 0.07 Acres

Irvine Creek, Rural Leduc County, AB

This Beautiful BRAND NEW House on walkout lot backing to pond . Perfect blend of modern design and tranquil living. Featuring 5 spacious bedrooms, including a convenient main-floor bedroom with attached full bath and dual primary suites upstairs, this home ensures comfort and privacy for the entire family. Step inside to be welcomed by soaring ceilings in the formal living room, seamlessly transitioning into an open-concept family room and a chef-inspired kitchen, complete with a functional spice kitchen. Thoughtfully designed with 8-foot doors , Located just minutes from the airport, schools, shopping, and other amenities, Irvine Creek is the ideal setting for your dream family home. 5 bedrooms , 5 bath ,walkout basement backing to pond very rare find. Stainless steel Appliances .

Built in 2025

## Essential Information

MLS® #	E4442810
Price	\$730,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,681
Acres	0.07



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

### Community Information

Address	6344 17 St
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C7

### Amenities

Features	Walkout Basement
----------	------------------

### 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, Playground Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 17th, 2025
Days on Market	72
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS®®, Multiple Listing Service®®)  
Listing information last updated on August 28th, 2025 at 8:47pm MDT