

# \$699,000 - 6216 18 Street, Rural Leduc County

MLS® #E4443729

**\$699,000**

5 Bedroom, 3.00 Bathroom, 2,532 sqft

Rural on 0.13 Acres

Irvine Creek, Rural Leduc County, AB

Stunning double car garage detached home LOADED with UPGRADES. Main kitchen with tons of cabinetry, quartz countertops, and a spacious SPICE kitchen with GAS stove. Main floor features a FULL bedroom and FULL bathroom. Dining area offers direct access to the BACKYARD. The living room welcomes you with SOARING ceilings and a BRIGHT, OPEN-TO-ABOVE layout, electric fireplace & feature wall. Upstairs includes a BONUS room, 4 bedrooms & 2 bathrooms. The PRIMARY bedroom offers a WALK-IN closet and luxurious 5-PC ENSUITE. Bedrooms 2 to 4 with access to a COMMON bathroom. UPPER LEVEL laundry adds practicality. SEPARATE ENTRANCE to the basement offers FUTURE POTENTIAL. This home's UNIQUE design and HIGH-END finishes will impress you at every turn. A must-see for those seeking COMFORT, SPACE, and LUXURY

Built in 2025

## Essential Information

MLS® #	E4443729
Price	\$699,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,532



Acres	0.13
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6216 18 Street
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C7

### **Amenities**

Features	Ceiling 9 ft., No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
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### **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, Golf Nearby, Playground Nearby, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	68
Zoning	Zone 80

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