

\$769,800 - 1944 59 Ave, Rural Leduc County

MLS® #E4453523

\$769,800

4 Bedroom, 4.00 Bathroom, 2,496 sqft

Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

**BRAND NEW READY ~ WALKOUT
BASEMENT ~ 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 2500sqft is ready to move into . 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 an overall incredible value. Welcome Home!



Built in 2025

Essential Information

MLS® #	E4453523
Price	\$769,800
Bedrooms	4

Bathrooms	4.00
Full Baths	4
Square Footage	2,496
Acres	0.11
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1944 59 Ave
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C4

Amenities

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

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	Concrete Perimeter

Additional Information

Date Listed	August 18th, 2025
Days on Market	10
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 4:02pm MDT