

## \$699,999 - 6245 19 St, Rural Leduc County

MLS® #E4420935

**\$699,999**

5 Bedroom, 3.00 Bathroom, 2,533 sqft

Rural on 0.11 Acres

Irvin Creek, Rural Leduc County, AB

Welcome to this exquisite almost 2,550 sq. ft home in the prestigious Irvine Creek neighbourhood. Boasting 5 spacious bedrooms and 3 bathrooms, this luxurious residence features a main floor bedroom and full bathroom for added convenience. The gourmet kitchen is complemented by a separate spice kitchen, perfect for culinary enthusiasts. Luxury finishes are evident throughout, from the elegant tile flooring on the main level to the sleek vinyl flooring on the second level. Large windows and an open-to-below design flood the home with natural light, creating an inviting, airy atmosphere. Enjoy the added bonus of a builder-provided deck, ideal for outdoor entertaining. A separate side entrance also offers the potential for a future secondary suite. With its superior craftsmanship and thoughtful design, this home combines comfort, style, and versatility. Live the luxury you deserve in a home that has it all!

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4420935  |
| Price     | \$699,999 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,533                  |
| Acres          | 0.11                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6245 19 St         |
| Area        | Rural Leduc County |
| Subdivision | Irvin Creek        |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C8            |

### Amenities

|          |                            |
|----------|----------------------------|
| Features | Ceiling 9 ft., See Remarks |
|----------|----------------------------|

### 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 | See Remarks        |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 10th, 2025 |
| Days on Market | 69                  |
| Zoning         | Zone 80             |

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Listing information last updated on April 20th, 2025 at 10:17am MDT