

\$689,500 - 6245 19 St, Rural Leduc County

MLS® #E4433599

\$689,500

5 Bedroom, 3.00 Bathroom, 2,533 sqft

Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

****IRVINE CREEK**INVESTOR**

ALERT**Discover this beautifully crafted home offering OVER 2500 SQFT living space in the sought-after Irvine Creek neighborhood. Featuring 5 generously sized bedrooms and 3

full bathrooms, this home includes a main floor bedroom and bathroom, providing added flexibility and convenience for guests or extended family. The chef-inspired kitchen is enhanced by a separate spice kitchen.

Throughout the home, youâ€™™ll find premium finishes, including stylish tile flooring on the main level and modern vinyl flooring upstairs. The thoughtfully designed open-to-below

layout and oversized windows.A separate side entrance opens the door to the possibility of a future legal secondary suite, adding even more value and versatility.With exceptional craftsmanship and a layout designed for contemporary living, this home offers the perfect balance of elegance, comfort, and functionality.

Built in 2024

Essential Information

MLS® # E4433599

Price \$689,500

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	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C8

Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, 9 ft. Basement Ceiling
----------	---

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, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 28th, 2025
Days on Market	49

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 June 16th, 2025 at 5:32pm MDT