

# **\$699,900 - 6223 18 Street Street, Rural Leduc County**

MLS® #E4442538

**\$699,900**

5 Bedroom, 4.00 Bathroom, 2,676 sqft

Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

Welcome to the home of your dreams. Crafted with love and attention to detail, this beautiful property features 5 spacious bedrooms, a den and 4 luxurious bathrooms. Every inch of the home has been fully upgraded, showcasing 9-foot ceilings across all three levels. The custom kitchen has been thoughtfully extended, complete with a separate spice kitchen for added convenience. The living room boasts a stunning open-to-above design, creating a bright and airy atmosphere. A well-equipped laundry room with a sink adds practicality to this elegant space. This home is ideal for a growing family, offering both style and functionality at every turn.

Built in 2025

## **Essential Information**

MLS® #	E4442538
Price	\$699,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,676
Acres	0.11
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family



Style	2 Storey
Status	Active

### Community Information

Address	6223 18 Street 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.
----------	---------------

### 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, Cul-De-Sac, Flat Site, Golf Nearby, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 15th, 2025
Days on Market	1
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 7:17am MDT