

## \$649,000 - 1842 62 Ave, Rural Leduc County

MLS® #E4442973

**\$649,000**

5 Bedroom, 4.00 Bathroom, 2,449 sqft

Rural on 0.10 Acres

Irvine Creek, Rural Leduc County, AB

Stunning Custom Home in Irvine Creekâ€”Fully Upgraded! Welcome to this brand-new 5-bedroom, 4-bathroom house just minutes from the airport. You're welcomed by dual main floor sitting areas, main floor bedroom + full bath, a open-to-below living room with a dramatic feature wall & electric fireplace. The kitchen boasts an oversized quartz island, extended dining nook, & walk-through spice kitchen. High-end finishes like 24x48 designer tile flooring, upgraded lighting & plumbing fixtures, & a modern color palette enhance the space. Upstairs offers a versatile layout: the primary suite boasts 5-piece ensuite & walk-in closet, while two bedrooms share a Jack & Jill-style bathroom, & another bedroom with a private 4-piece ensuite. A spacious bonus/family room and upper-floor laundry complete the upper level. The full unfinished basement with a separate side entrance provides incredible potential for a future legal suite. Finished with upscale touches located near Beaumont, Edmonton, and major routes.

Built in 2025

### Essential Information

MLS® # E4442973

Price \$649,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,449
Acres	0.10
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1842 62 Ave
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., Closet Organizers, Detectors Smoke
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### 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, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 18th, 2025

Days on Market 78

Zoning Zone 80

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