

\$724,900 - 6326 17 Street, Rural Leduc County

MLS® #E4443971

\$724,900

4 Bedroom, 3.00 Bathroom, 2,474 sqft

Rural on 0.14 Acres

Irvine Creek, Rural Leduc County, AB

WALKOUT || BACKING TO POND || 4 br 3 bath || Stunning double car garage detached home . FULLY LOADED with UPGRADES. Feature wall at entrance. Main Kitchen with PREMIUM cabinetry, ELEGANT quartz countertops, and a spacious SPICE kitchen with GAS stove. Main floor features a FULL bedroom and FULL bathroom. Dining area offers direct access to the DECK with beautiful feature wall. Open to Above living room welcomes you with BRIGHT layout, electric fireplace & stunning feature wall. Upstairs includes a BONUS room, 3 bedrooms & 2 bathrooms. The PRIMARY bedroom offers a WALK-IN closet and luxurious 5-PC ENSUITE with feature wall. Bedrooms 2 & 3 share access to a COMMON bathroom. UPPER LEVEL laundry adds practicality. This homeâ€™s UNIQUE design and HIGH-END finishes will impress you at every turn. A must-see for those seeking COMFORT, SPACE, and LUXURY!

Built in 2024

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4443971 |
| Price | \$724,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Square Footage | 2,474 |
| Acres | 0.14 |
| Year Built | 2024 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 6326 17 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., Detectors Smoke, No Animal Home, No Smoking Home, Walkout Basement, 9 ft. Basement Ceiling |
|----------|-----------------------------------------------------------------------------------------------------------|

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, Backs Onto Lake, Playground Nearby, Schools, Shopping Nearby |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 24th, 2025 |
| Days on Market | 78 |

Zoning

Zone 80

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Listing information last updated on September 9th, 2025 at 9:32pm MDT