

## \$718,800 - 6303 17 St, Rural Leduc County

MLS® #E4421023

**\$718,800**

4 Bedroom, 3.00 Bathroom, 2,513 sqft

Rural on 0.11 Acres

Irvin Creek, Rural Leduc County, AB

**\*\*BRAND NEW On CORNER LOT\*\*** Over 2500 sq ft house with 4 bedrooms + 3 Full Bathroom + Bonus Room & double Garage in Irvine Creek..On Main Floor Open to Below Living room with Fireplace, Modern ceiling height Kitchen With All STAINLESS STEEL Appliances (Double Door Fridge) + **\*SPICE KITCHEN\*** with Quartz countertops & Pantry Shelves,, Dinning Area With Extended Kitchen & Access To Sun-Deck, Main Floor Bedroom with Full Bathroom & Custom Build Mudroom.. Maple glass Railing Leads to 2nd Level, Above garage Master bedroom with En-suite & Walk-in closet with beautiful Balcony View.. 2 Bedrooms With Full Bathroom,, walk-in Laundry on 2nd Level with washer, Dryer & sink,, Bonus room with feature Wall & RGB Light.. basement Have **\*SEPARATE Entry\***.. Other features **\*\*All 8ft Height Interior Doors with 9ft Celing height on All floors\*\***, Premium vinyl Siding, Stone & Lux Panel Exterior,24x48 Tiles Main floor,, high-end Finishing Material, Upgraded Lighting & Plumbing Fixtures, Modern Colours & Much More..**MUST SEE**

Built in 2024

### Essential Information

MLS® # E4421023

Price \$718,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,513                  |
| Acres          | 0.11                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6303 17 St         |
| Area        | Rural Leduc County |
| Subdivision | Irvin Creek        |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C7            |

### Amenities

|          |                                                                                                                                                   |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, HRV System, 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, Corner Lot, Golf Nearby, Schools, Shopping Nearby |
| Construction      | Wood                                                              |
| Foundation        | Concrete Perimeter                                                |

### Additional Information

Date Listed February 10th, 2025

Days on Market 71

Zoning Zone 80

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Listing information last updated on April 22nd, 2025 at 6:47pm MDT