

\$325,000 - 14 St, Rural Leduc County

MLS® #E4442016

\$325,000

0 Bedroom, 0.00 Bathroom,
Rural on 0.14 Acres

Irvine Creek, Rural Leduc County, AB

40 POCKET LOT !!! Build your dream home on this ravine-backing lot in community of Irvine Creek !! This large pie-shaped lot offers a rare building pocket and backs onto private green space and ravine—perfect for creating your private own private yard. Located in a quiet subdivision, the lot comes with full municipal services including city water, city sewer, gas, power, and high-speed internet. pick your own builder or build yourself. minutes from Beaumont, Edmonton, Nisku, Leduc, and the Edmonton International Airport. PRICED TO SELL !!



Essential Information

MLS® #	E4442016
Price	\$325,000
Bathrooms	0.00
Acres	0.14
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	14 St
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County

County	ALBERTA
Province	AB
Postal Code	T4X 3C4

Exterior

Exterior Features Backs Onto Park/Trees, Golf Nearby, Shopping Nearby

Additional Information

Date Listed	June 12th, 2025
Days on Market	4
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