

## \$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 |
|----------|--|

### 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 32

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 July 19th, 2025 at 11:47pm MDT