

\$629,555 - 1727 60 Av, Rural Leduc County

MLS® #E4461765

\$629,555

4 Bedroom, 3.00 Bathroom, 1,950 sqft

Single Family on 0.10 Acres

Irvine Creek, Rural Leduc County, Alberta

What a steal! One of the best-priced homes in Irvine Creek! Under \$630K with a Main-Floor Bedroom & Full Bathroom, Spice Kitchen, Open-to-Below feature, and SIDE ENTRANCE to the basement for future legal-suite potential.

This brand-new, custom-built home offers nearly 2,000 sq ft with 4 bedrooms, 3 full baths, a bright bonus room, and an open-concept main floor showcasing an upgraded kitchen with floor-to-ceiling cabinetry, a large island, and a buffet bar. Upstairs youâ€™ll find a spacious primary suite with a beautiful spa-like ensuite, two additional bedrooms, a convenient laundry room, and the bright bonus room. If you have a growing family, this is perfect with steps to trails and the pond; about 8 minutes to École Bellevue (K-6 English/French Immersion), École Champs Vallée (5-9), and Beaumont Composite High. MOVE IN BEFORE YEAR ENDâ€™perfect for families, first-time buyers, or investors. \$5,000 appliance credit included. Photos are of a similar home; finishes may vary. (id:6289)

Built in 2025

Essential Information

Listing #	E4461765
Price	\$629,555
Bedrooms	4
Bathrooms	3.00



Square Footage	1,950
Acres	0.10
Year Built	2025
Type	Single Family

Community Information

Address	1727 60 Av
Subdivision	Irvine Creek
City	Rural Leduc County
Province	Alberta
Postal Code	T4X3C5

Amenities

Amenities	Airport
Parking	Attached Garage
# of Garages	1

Interior

Heating	Forced air
Fireplace	Yes
Fireplaces	Electric
# of Stories	2

Listing Details

Listing Office	Exp Realty
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