

## \$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 67

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 April 18th, 2025 at 10:32am MDT