

\$606,555 - 1715 60 Ave, Rural Leduc County

MLS® #E4421960

\$606,555

4 Bedroom, 3.00 Bathroom, 1,982 sqft

Rural on 0.12 Acres

Irvin Creek, Rural Leduc County, AB

****Main Floor Bed & Full Bath + Spice Kitchen UNDER 607K!**** This spacious 4-bedroom, 3-bath home includes a bonus room and a **SEPARATE BASEMENT ENTRANCE**.

Located in the family-friendly Irvine Creek community, you're steps from scenic walking trails and a pond. Just 8 minutes to École Bellevue (K-6 English/French Immersion), École Champs Vallée (5-9), and Beaumont Composite High School. With almost 2,000 sq ft, this home offers great potential, with the main floor offerings an open concept living room, a beautifully upgraded kitchen with a buffet bar and your very own spice kitchen. Don't forget, you also have the ability to build a legal basement suite with its side entrance and large windows. The location is perfect to finish the basement in the future and offer short term rental/AirBnB or rent the basement long term to help with your monthly payments. Here's your chance to own a **MOVE-IN-READY HOME!** Perfect for growing families, first-time buyers, or investors!

****\$5,000 APPLIANCE CREDIT INCLUDED****

Built in 2025

Essential Information

MLS® # E4421960

Price \$606,555



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,982
Acres	0.12
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1715 60 Ave
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C5

Amenities

Features	Ceiling 9 ft.
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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
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 18th, 2025
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Days on Market 46

Zoning Zone 80

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Listing information last updated on April 5th, 2025 at 4:17pm MDT