

# \$649,900 - 1915 63 Av, Rural Leduc County

MLS® #E4436857

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,280 sqft

Single Family on 0.12 Acres

Irvine Creek, Rural Leduc County, Alberta

**\*Irvine Creek\*** Why choose between a full custom build and a quick possession home? With this home, you don't have to. It has been paused at drywall and exterior siding—saving months of waiting, and giving you the freedom to choose your own finishes and colors. This 2280 sq ft home by Park Royal Homes features 3 bdrm up, a MAIN FLOOR BEDROOM WITH FULL BATH, and a SPICE KITCHEN. 9' foundation wall and 9' main floor ceilings, offer an open feeling, and a SEPERATE SIDE ENTRANCE provides excellent potential for an income-generating suite. Enjoy the elegance of the open-to-below design above the great room, with a sleek electric fireplace. A painted wood railing with glass insert for a modern touch. Upstairs, the bonus room features a tray ceiling, while the ensuite includes a fully tiled shower with a glass door for a luxurious finish. Completion expected early 2026. **\*PLEASE NOTE\*** PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE. (id:6289)

Built in 2024

## Essential Information

Listing # E4436857

Price \$649,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Square Footage | 2,280         |
| Acres          | 0.12          |
| Year Built     | 2024          |
| Type           | Single Family |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1915 63 Av         |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| Province    | Alberta            |
| Postal Code | T4X3C9             |

### Amenities

|              |                                       |
|--------------|---------------------------------------|
| Amenities    | Airport, Ceiling - 9ft, Vinyl Windows |
| Features     | Exterior Walls- 2x6"                  |
| Parking      | Attached Garage                       |
| # of Garages | 1                                     |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Garage door opener, Hood Fan, Humidifier, See remarks |
| Heating      | Forced air                                            |
| Fireplace    | Yes                                                   |
| Fireplaces   | Electric                                              |
| # of Stories | 2                                                     |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd |
|----------------|---------------------------------|



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