

\$767,900 - 1831 63 Av Ne, Rural Leduc County

MLS® #E4456955

\$767,900

1 Bedroom, 4.00 Bathroom, 2,350 sqft
Single Family on 0.10 Acres

Irvine Creek, Rural Leduc County, Alberta

Welcome to this stunning 2,350 sqft UPGRADED 2-storey home located in a great new community featuring 9ft ceilings on all levels with an open-concept layout designed to impress. The main floor features a spacious chef’s kitchen with custom cabinetry, stainless steel appliances, large island & walk-through pantry, plus a dining area perfect for gatherings. The open-to-below living room is filled with natural light, creating a grand focal point. Upstairs you’ll find 3 bedrooms, 2.5 baths including a luxurious primary suite, and a versatile bonus room. Oversized double garage offers plenty of parking & storage. The fully finished basement includes a SELF-CONTAINED LEGAL 2-bedroom suite—an incredible income opportunity! Complete with full landscaping, premium finishes, and turn-key convenience, this home is truly better than new and offers the perfect blend of luxury & function with revenue potential! (id:6289)

Built in 2023

Essential Information

Listing #	E4456955
Price	\$767,900
Bedrooms	1
Bathrooms	4.00
Square Footage	2,350
Acres	0.10



Year Built	2023
Type	Single Family

Community Information

Address	1831 63 Av Ne
Subdivision	Irvine Creek
City	Rural Leduc County
Province	Alberta
Postal Code	T4X3A4

Amenities

Amenities	Airport, Golf Course, Schools, Shopping, Ceiling - 9ft
Features	See remarks, Exterior Walls- 2x6", No Animal Home, No Smoking Home, Level
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Oven - Built-In, Microwave, Washer/Dryer Stack-Up, Stove, Gas stove(s), Washer, Refrigerator
Heating	Forced air
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Has Basement	Yes
Basement	Unknown

Listing Details

Listing Office	MaxWell Polaris
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