



## Rural Leduc County Alberta

\$649,000

Stunning Custom Home in Irvine Creek--Fully Upgraded! Welcome to this brand-new 5-bedroom, 4-bathroom house just minutes from the airport. You're welcomed by dual main floor sitting areas, main floor bedroom + full bath, a open-to-below living room with a dramatic feature wall & electric fireplace. The kitchen boasts an oversized quartz island, extended dining nook, & walk-through spice kitchen. High-end finishes like 24x48 designer tile flooring, upgraded lighting & plumbing fixtures, & a modern color palette enhance the space. Upstairs offers a versatile layout: the primary suite boasts 5-piece ensuite & walk-in closet, while two bedrooms share a Jack & Jill-style bathroom, & another bedroom with a private 4-piece ensuite. A spacious bonus/family room and upper-floor laundry complete the upper level. The full unfinished basement with a separate side entrance provides incredible potential for a future legal suite. Finished with upscale touches located near Beaumont, Edmonton, and major routes. (id:6769)

Living room 4.31m x 6.42m

Dining room Measurements not available

Kitchen 3.35m x 6.46m

Bedroom 5 3.47m x 2.89m

Mud room 2.83m x 1.84m

Second Kitchen 1.59m x 3.33m

Primary Bedroom 4.30m x 4.17m

Bedroom 2 2.95m x 3.76m

Bedroom 3 3.07m x 3.54m

Bedroom 4 3.10m x 3.04m

Bonus Room 4.75m x 6.98m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



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