



# Rural Leduc County Alberta

\$799,900

**\*\*IRVINE CREEK\*\*SOUTH EDMONTON\*\* WALKOUT LOT\*\*FULLY UPGRADED\*\*PREMIUM FINISHED\*\*OPEN TO BELOW\*\*BALCONY\*\***this modern two-storey residence blends style, comfort, and thoughtful function in every detail. Its exterior showcases a rich combination of stone, board-and-batten, and horizontal siding, creating timeless curb appeal with warm architectural charm. Inside, the open-concept main floor welcomes you with abundant natural light, a spacious living area, and a chef-inspired kitchen perfect for family gatherings or entertaining guests. The elegant finishes and functional flow ensure both practicality and luxury. The upper level offers a serene primary suite with a beautifully designed ensuite and generous walk-in closet, alongside additional bedrooms and a flexible bonus space ideal for work, play, or relaxation. Large windows throughout fill the home with brightness while connecting you to the natural surroundings of this peaceful neighbourhood. a place ready to create lasting memories for years to come. (id:6769)

Living room 3.76 m X 3.12 m  
 Kitchen 4.09 m X 4.22 m  
 Family room 4.11 m X 3.25 m  
 Bedroom 4 3.05 m X 3.32 m  
 Mud room 2.08 m X 2.33 m  
 Second Kitchen 2.33 m X 2.9 m  
 Pantry 2.4 m X 1.11 m

Breakfast 2.62 m X 4.57 m  
 Primary Bedroom 3.96 m X 4.57 m  
 Bedroom 2 3.76 m X 3.78 m  
 Bedroom 3 4.67 m X 4.11 m  
 Bonus Room 3.81 m X 3.22 m  
 Laundry room 1.52 m X 2.13 m

Listing Presented By:



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 Nationwide Realty Corp



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