



## 1823 60 Ave NE Rural Leduc County AB

\$599,900

Experience suburban tranquility in this meticulously crafted 2005 sqft Single Family House nestled within Irvine Creek, adjacent to Royal Oaks. Set on a spacious 26 Pocket Regular lot, revel in generous indoor and outdoor living spaces. Conveniently located near the airport, Costco, Amazon Warehouse, and Premium Outlet Mall, with a dedicated school bus service. Benefit from a significant 46% lower property tax rate compared to Edmonton, having monthly payments. Features include a main floor bedroom and washroom, a feature wall fireplace, and a fully finished deck. Upstairs, find three spacious bedrooms, a versatile bonus room, and two well-appointed washrooms, including a luxurious 5-piece Ensuite with a tub and custom shower. Deck completed. Suburban living at its finest!

Listing Presented By:



Originally Listed by:  
Exp Realty

alekhya.realty@gmail.com

**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:

executive@eliterealestate.ca