



## Rural Leduc County Alberta

\$638,000

Welcome to Irvine Creek in Leduc County. This newly built 2-storey home offers 2,288 sq ft of well-designed living space with a double attached garage and a Separate Side Entrance to the Basement. The main floor features an open-concept layout with large windows, a spacious living room with fireplace, open-to-below design, dining area, and a modern kitchen complemented by a separate spice kitchen, both equipped with stainless steel appliances and finished with black fixtures. A bedroom and full bathroom on the main level provide added flexibility. Upstairs, glass railing with step lighting leads to the primary bedroom with walk-in closet and 5-piece ensuite, along with two additional bedrooms (one with a walk-in closet), full bathroom, and a versatile Loft/Office and bonus area. Ideally located near Edmonton International Airport, Premium Outlet Collection, Nisku Industrial Hub, and just minutes to Edmonton and Beaumont. Situated in a quiet, nature-inspired community with walking trails and and creek. (id:6769)

Living room 2.88m x 4.50m  
Dining room 4.71m x 2.24m  
Kitchen 4.71m x 3.44m  
Bedroom 4 3.04m x 2.72m  
Primary Bedroom 3.96m x 3.94m

Bedroom 2 2.92m x 3.21m  
Bedroom 3 3.92m x 2.98m  
Bonus Room 3.47m x 4.69m  
Office 3.04m x 3.21m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

**RE/MAX Elite**

**RE/MAX ELITE**

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