



## Rural Leduc County Alberta

\$718,800

**\*\*BRAND NEW On CORNER LOT\*\*** Over 2500 sq ft house with 4 bedrooms + 3 Full Bathroom + Bonus Room & double Garage in Irvine Creek..On Main Floor Open to Below Living room with Fireplace, Modern ceiling height Kitchen With All STAINLESS STEEL Appliances (Double Door Fridge) + **\*SPICE KITCHEN\*** with Quartz countertops & Pantry Shelves,, Dining Area With Extended Kitchen & Access To Sun-Deck, Main Floor Bedroom with Full Bathroom & Custom Build Mudroom.. Maple glass Railing Leads to 2nd Level, Above garage Master bedroom with En-suite & Walk-in closet with beautiful Balcony View.. 2 Bedrooms With Full Bathroom,, walk-in Laundry on 2nd Level with washer, Dryer & sink,, Bonus room with feature Wall & RGB Light.. basement Have **\*SEPARATE Entry\***.. Other features **\*\*All 8ft Height Interior Doors with 9ft Ceiling height on All floors\*\***, Premium vinyl Siding, Stone & Lux Panel Exterior,24x48 Tiles Main floor,, high-end Finishing Material, Upgraded Lighting & Plumbing Fixtures, Modern Colours & Much More..**MUST SEE (id:6769)**

Living room 4 m X 4.64 m

Dining room 3.95 m X 2.88 m

Kitchen 3.96 m X 4.01 m

Bedroom 4 3.4 m X 3.09 m

Primary Bedroom 4.67 m X 6.31 m

Bedroom 2 4.07 m X 4.33 m

Bedroom 3 3.49 m X 4.07 m

Bonus Room 4.11 m X 3.48 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.garyvirk.ca/>

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