



## Rural Leduc County Alberta

\$724,800

**\*\*IRVINE CREEK\*\*INVESTOR ALERT\*\***Discover this beautifully crafted home offering OVER 2500 SQFT living space in the sought-after Irvine Creek neighborhood. Featuring 5 generously sized bedrooms and 3 full bathrooms, this home includes a main floor bedroom and bathroom, providing added flexibility and convenience for guests or extended family. The chef-inspired kitchen is enhanced by a separate spice kitchen. Throughout the home, you'll find premium finishes, including stylish tile flooring on the main level and modern vinyl flooring upstairs. The thoughtfully designed open-to-below layout and oversized windows. A separate side entrance opens the door to the possibility of a future legal secondary suite, adding even more value and versatility. With exceptional craftsmanship and a layout designed for contemporary living, this home offers the perfect balance of elegance, comfort, and functionality. (PHOTOS ARE REPRESENTATIVE) (id:6769)

Living room 3.55 m X 3.55 m

Dining room 3.14 m X 4.06 m

Kitchen 3.55 m X 3.75 m

Family room 4.36 m X 3.86 m

Second Kitchen 2.43 m X 2.33 m

Mud room 2.94 m X 1.57 m

Bedroom 5 2.9 m X 3.7 m

Primary Bedroom 4.27 m X 3.96 m

Bedroom 2 3.66 m X 2.94 m

Bedroom 3 3.66 m X 2.94 m

Bedroom 4 3.66 m X 3.04 m

Bonus Room 3.76 m X 3.15 m

Laundry room 1.73 m X 3.3 m

Listing Presented By:



Originally Listed by:  
Nationwide Realty Corp

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