

## \$699,900 - 5938 17 St, Rural Leduc County

MLS® #E4430220

**\$699,900**

4 Bedroom, 3.00 Bathroom, 2,466 sqft

Rural on 0.10 Acres

Irvine Creek, Rural Leduc County, AB

Situated on a premium corner lot backing onto a serene pond, this stunning home in Irvine Creek features a WALKOUT basement and scenic views. The main floor showcases elegant tile flooring, an open-to-above living area with a striking feature wall, a DEN, a full bathroom, an extended kitchen with a Spice kitchen, and a family area overlooking the pond. Upstairs offers a spacious master suite with a 5-piece ensuite and walk-in closet, two additional bedrooms with a shared bath, and a bright bonus room. A perfect blend of luxury and natural beauty.

Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4430220               |
| Price          | \$699,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,466                  |
| Acres          | 0.10                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |





## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5938 17 St         |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C4            |

## Amenities

|          |   |
|----------|---|
| Features | No Animal Home, No Smoking Home, Walkout Basement |
|----------|---|

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Airport Nearby, Backs Onto Lake, Corner Lot, Stream/Pond |
| Construction      | Wood   |
| Foundation        | Slab   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 71               |
| Zoning         | Zone 80          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 20th, 2025 at 1:32pm MDT