

Courtesy Of Gurkarn Gill Of Royal Lepage Arteam Realty

## \$720,000 - 6226 19 Street, Rural Leduc County

MLS® #E4426143

**\$720,000**

4 Bedroom, 3.00 Bathroom, 2,559 sqft

Rural on 0.11 Acres

Irvin Creek, Rural Leduc County, AB

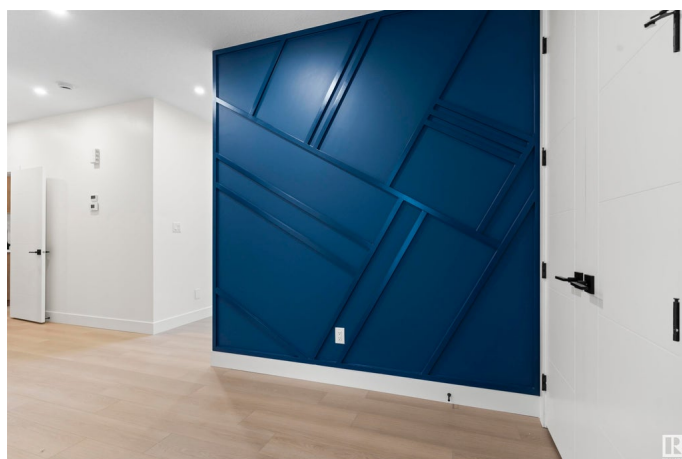
WELCOME TO YOUR DREAM HOME IN IRVINE CREEK! This stunning, custom-built home is designed with luxury, comfort, and functionality in mind, featuring exceptional craftsmanship and high-end upgrades throughout. Step inside to find beautifully upgraded cabinetry, sleek premium countertops, and a matching backsplash, creating a sophisticated and modern kitchen. The fully equipped spice kitchen adds extra convenience, making meal prep effortless—perfect for culinary enthusiasts and large gatherings. Throughout the home, upgraded lighting enhances the ambiance, while the HRV (Heat Recovery Ventilation) system ensures fresh air circulation and year-round comfort. With four spacious bedrooms, three well-appointed bathrooms, and a separate side entrance, this home offers privacy, flexibility, and endless possibilities—ideal for growing families, a home office, or rental potential. Located in the desirable community of Irvine Creek, this home blends modern living with everyday convenience.

Built in 2024

### Essential Information

MLS® # E4426143

Price \$720,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,559
Acres	0.11
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6226 19 Street
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C8

### **Amenities**

Features	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home, Television Connection, Vacuum System-Roughed-In, HRV System, 9 ft. Basement Ceiling
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### **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, Flat Site, Golf Nearby, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 17th, 2025

Days on Market 18

Zoning Zone 80

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Listing information last updated on April 4th, 2025 at 8:02am MDT