

\$724,900 - 6326 17 Street, Rural Leduc County

MLS® #E4443971

\$724,900

4 Bedroom, 3.00 Bathroom, 2,474 sqft

Rural on 0.14 Acres

Irvine Creek, Rural Leduc County, AB

WALKOUT || BACKING TO POND || 4 br 3 bath || Stunning double car garage detached home . FULLY LOADED with UPGRADES. Feature wall at entrance. Main Kitchen with PREMIUM cabinetry, ELEGANT quartz countertops, and a spacious SPICE kitchen with GAS stove. Main floor features a FULL bedroom and FULL bathroom. Dining area offers direct access to the DECK with beautiful feature wall. Open to Above living room welcomes you with BRIGHT layout, electric fireplace & stunning feature wall. Upstairs includes a BONUS room, 3 bedrooms & 2 bathrooms. The PRIMARY bedroom offers a WALK-IN closet and luxurious 5-PC ENSUITE with feature wall. Bedrooms 2 & 3 share access to a COMMON bathroom. UPPER LEVEL laundry adds practicality. This homeâ€™s UNIQUE design and HIGH-END finishes will impress you at every turn. A must-see for those seeking COMFORT, SPACE, and LUXURY!

Built in 2024

Essential Information

MLS® #	E4443971
Price	\$724,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,474
Acres	0.14
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6326 17 Street
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C7

Amenities

Features	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Walkout Basement, 9 ft. Basement Ceiling
----------	---

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, Playground Nearby, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 24th, 2025
Days on Market	58

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 August 21st, 2025 at 1:17am MDT