

## \$629,900 - 5930 18 St, Rural Leduc County

MLS® #E4448316

**\$629,900**

4 Bedroom, 3.00 Bathroom, 2,113 sqft

Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

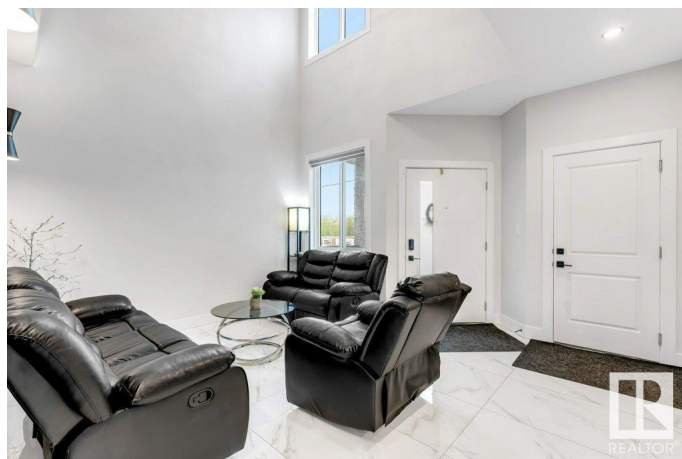
Luxurious 4-Bedroom residence with  
**EXCEPTIONAL MODERN UPGRADES.**

Discover unparalleled elegance in this meticulously four bedrooms, three bathroom residence, offering over 2100 square feet of living space situated on a **REGULAR LOT**. This property seamlessly blends thoughtful design with premium finishes, providing an elevated standard of comfort and convenience. Enjoy upgraded bathrooms, an extended main kitchen, and a fully equipped **SPICE KITCHEN**. The home features two spacious living rooms and **VINYL FLOORING UPSTAIRS**. The finished garage includes **COLD** water tap, Drainage, **GAS LINE** and a **LENNOX GARAGE HEATER** for the cold winter. The primary bedroom and the bonus room showcases **DROP-DOWN CEILINGS AND ACCENT LIGHTING**. Located near to a **GOLF COURSE** and **AIRPORT**, this home offers luxury, comfort and prime location-your dream home awaits!

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448316  |
| Price     | \$629,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,113                  |
| Acres          | 0.11                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5930 18 St         |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C5            |

### Amenities

|          |   |
|----------|---|
| Features | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, HRV System |
|----------|---|

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Airport Nearby, Creek, Cul-De-Sac, Golf Nearby, No Back Lane, Schools, Shopping Nearby |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 17th, 2025 |
|-------------|-----------------|

Days on Market 2

Zoning Zone 80

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Listing information last updated on July 19th, 2025 at 10:02am MDT