

## \$769,800 - 1944 59 Ave, Rural Leduc County

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MLS® #E4453523

**\$769,800**

4 Bedroom, 4.00 Bathroom, 2,496 sqft

Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

**BRAND NEW READY ~ WALKOUT  
BASEMENT ~ SEPARATE ENTRANCE -**

Located in the modern community of Irvine Creek just a short drive to Beaumont, Leduc and Edmonton. Uniquely situated between Beaumont and Leduc, Irvine Creek is a brand new modern development close to schools, shopping the Edmonton International Airport and all the necessary services. The home at just under 2500sqft is ready to move into . With a modern kitchen overlooking a two storey living room with a gorgeous fireplace anchoring the bright space. Flooded with natural light from the large windows, the home feels significantly larger than it is. There's a main floor den that can be easily converted to a fourth bedroom, and it comes with a full bath on the main. There's a bonus room on the upper level and a gorgeous owner's suite. The separate entrance means you have the option for a separate basement suite. Great curb appeal, a modern and stylish interior and an overall incredible value. Welcome Home!



Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4453523  |
| Price    | \$769,800 |
| Bedrooms | 4         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,496                  |
| Acres          | 0.11                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1944 59 Ave        |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C4            |

### Amenities

|          |                  |
|----------|------------------|
| Features | 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     |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 57                |
| Zoning         | Zone 80           |



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Listing information last updated on October 14th, 2025 at 7:02am MDT