

Courtesy Of Rod F Thompson Of Method Realty

## **\$749,900 - 1944 59 Avenue, Rural Leduc County**

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MLS® #E4465026

**\$749,900**

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® #	E4465026
Price	\$749,900
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 Avenue
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C4

### Amenities

Features	Walkout Basement
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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
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	November 6th, 2025
Days on Market	7
Zoning	Zone 80



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Listing information last updated on November 13th, 2025 at 7:17am MST