

\$767,900 - 1831 63 Avenue, Rural Leduc County

MLS® #E4456955

\$767,900

1 Bedroom, 4.00 Bathroom, 2,350 sqft

Rural on 0.10 Acres

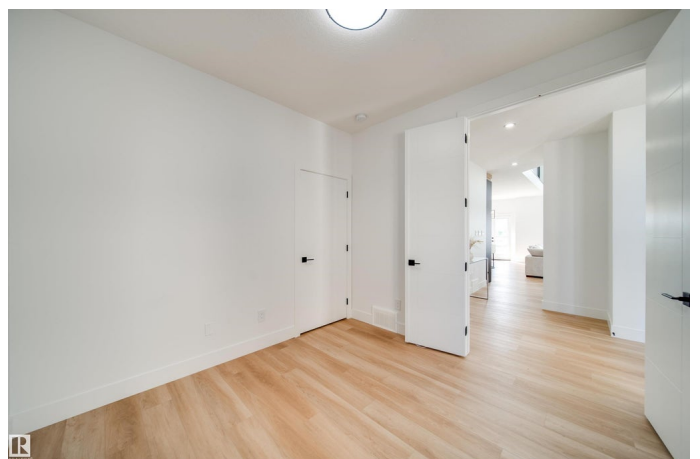
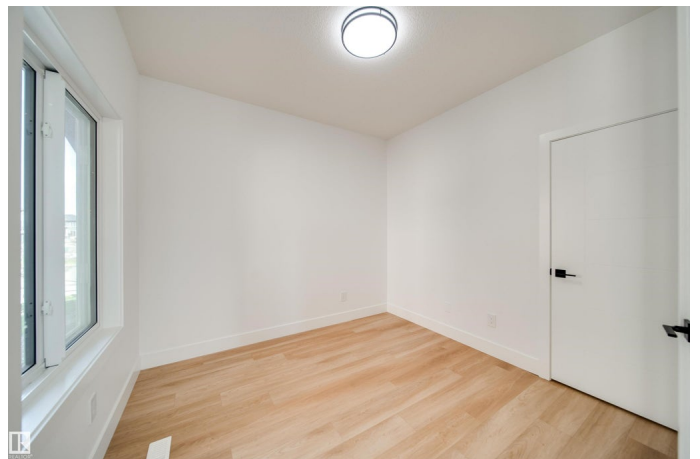
Irvine Creek, Rural Leduc County, AB

Welcome to this stunning 2,350 sqft UPGRADED 2-storey home located in a great new community featuring 9ft ceilings on all levels with an open-concept layout designed to impress. The main floor features a spacious chef's kitchen with custom cabinetry, stainless steel appliances, large island & walk-through pantry, plus a dining area perfect for gatherings. The open-to-below living room is filled with natural light, creating a grand focal point. Upstairs you'll find 3 bedrooms, 2.5 baths including a luxurious primary suite, and a versatile bonus room. Oversized double garage offers plenty of parking & storage. The fully finished basement includes a SELF-CONTAINED LEGAL 2-bedroom suite—an incredible income opportunity! Complete with full landscaping, premium finishes, and turn-key convenience, this home is truly better than new and offers the perfect blend of luxury & function with revenue potential!

Built in 2023

Essential Information

MLS® #	E4456955
Price	\$767,900
Bedrooms	1
Bathrooms	4.00



Full Baths	4
Square Footage	2,350
Acres	0.10
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1831 63 Avenue
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3A4

Amenities

Features	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", No Animal Home, No Smoking Home, See Remarks
Parking Spaces	4

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Level Land, Schools, Shopping Nearby, Street Lighting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed September 9th, 2025

Days on Market 54

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 November 2nd, 2025 at 11:32am MST