

## \$799,900 - 1933 63 Avenue, Rural Leduc County

MLS® #E4436538

**\$799,900**

4 Bedroom, 3.50 Bathroom, 2,110 sqft

Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

**\*\*IRVINE**

**CREEK\*\*SHOWHOME\*\*MORTGAGE**

**HELPER\*\*TURNKEY\*\*** Luxury and quality

finishings are apparent in this Park Royal

Homes showhome with FULL LEGAL

BASEMENT SUITE. Buy with confidence from

an experienced award winning builder. With

OVER 2700 SQFT living space in the

sought-after Irvine Creek neighborhood this home features 3 bedrooms and 2 1/2 baths.

There are many showhome upgrades like 10' main floor ceilings, 8' interior doors, 9' raised upper floor areas, built in speakers, AC, security, finished garage, and more. The chef-inspired kitchen has executive appliances with gas range. Throughout the

home, you'll find premium finishes, including stylish tile and vinyl flooring on all three levels. Thoughtful design is apparent with open-to-below layout and oversized windows, a home office space in the upper floor and they haven't forgotten our furry friends with a Dog wash station at the back door. This home displays exceptional craftsmanship and a layout designed for contemporary living.



Built in 2023

### Essential Information

MLS® #

E4436538

Price	\$799,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,110
Acres	0.11
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1933 63 Avenue
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C9

### Amenities

Features	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
----------	--

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Flat Site

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	45
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 June 29th, 2025 at 7:47pm MDT