# \$699,900 - 6211 18 St, Rural Leduc County

MLS® #E4438516

#### \$699,900

5 Bedroom, 4.00 Bathroom, 2,620 sqft Rural on 0.12 Acres

Irvine Creek, Rural Leduc County, AB

\*\*IRVINE CREEK\*\*ALERT\*\*UPGRADEDThis elegant two-storey residence offers 2600 sqft of refined, above-grade living space designed for modern family living. The main floor combines style and function with an open-concept kitchen and servery, a bright dining area, spacious living room, and a private denâ€"ideal for a home office or guest room. It also includes a main-floor bedroom and a full bathroom, catering to multi-generational living or visiting guests. Upstairs, the home features a luxurious primary suite with a 5-piece ensuite and walk-in closet, three additional well-sized bedrooms, a family room perfect for relaxation, two more bathrooms, a laundry room, and multiple walk-in closets for added convenience. High ceilings, functional flow, and thoughtful room placement create an ideal balance of shared and private spaces. Located in a quiet, growing community, this move-in-ready home offers exceptional space, comfort, and versatility for families or professionals seeking a high-quality living environment.







Built in 2025

#### **Essential Information**

MLS® # E4438516 Price \$699,900

Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,620
Acres	0.12
Year Built	2025
Туре	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	6211 18 St
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C7

#### Amenities

Features Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke

### 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, Golf Nearby, Ravine View, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed May 26th, 2025

Days on Market 26

Zoning Zone 80

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Listing information last updated on June 21st, 2025 at 7:02pm MDT