

## \$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\*\*UPGRADED**This 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                   |
| Type           | 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