

# \$695,000 - 5924 18 St, Rural Leduc County

MLS® #E4443331

**\$695,000**

5 Bedroom, 4.00 Bathroom, 2,297 sqft  
Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

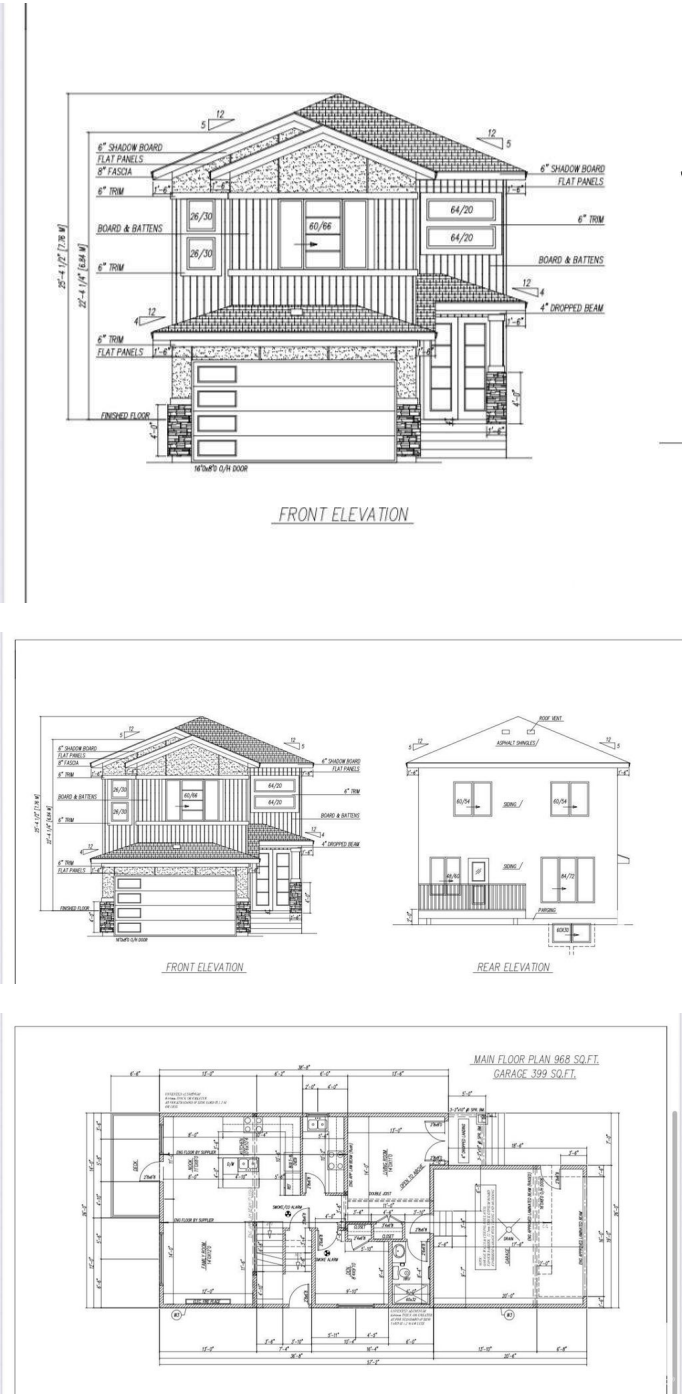
This elegant home features 5 bedrooms and 4 full bathrooms, ideal for a growing family. The main floor includes a bright living room, open-to-above family area, modern kitchen with spice kitchen, plus a bedroom and full bath. The upper floor offers two master suites with walk-in closets and attached baths, two additional bedrooms, a common bath, and a spacious bonus room. Located in a quiet cul-de-sac with a separate basement entrance. Under construction – ready in 2-3 months!

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4443331               |
| Price          | \$695,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,297                  |
| Acres          | 0.11                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information



|             |                    |
|-------------|--------------------|
| Address     | 5924 18 St         |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C7            |

### **Amenities**

|          |   |
|----------|---|
| Features | Deck, No Animal Home, No Smoking Home, HRV System |
|----------|---|

### **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, Cul-De-Sac, No Through Road, Park/Reserve, See Remarks |
| Construction      | Wood   |
| Foundation        | Slab   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 19              |
| 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 July 7th, 2025 at 5:02pm MDT