

Courtesy Of Chris K Karampelas And Travis Kuhn Of MaxWell Polaris

# \$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 24

Zoning Zone 80

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Listing information last updated on October 3rd, 2025 at 6:32am MDT