

\$629,555 - 1727 60 Avenue, Rural Leduc County

MLS® #E4461765

\$629,555

4 Bedroom, 3.00 Bathroom, 1,950 sqft

Rural on 0.10 Acres

Irvine Creek, Rural Leduc County, AB

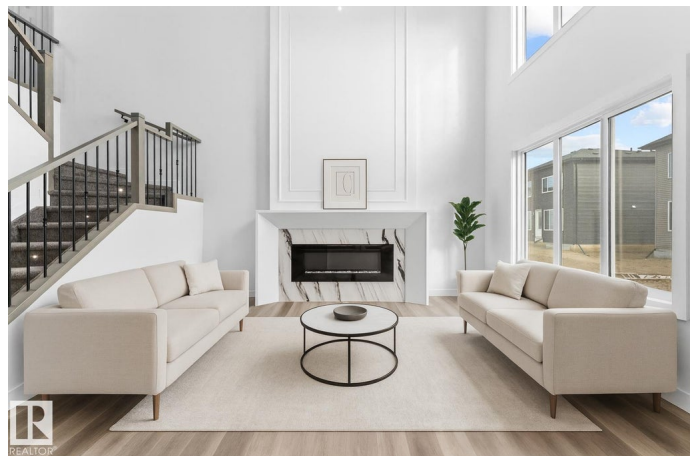
What a steal! One of the best-priced homes in Irvine Creek! Under \$630K with a Main-Floor Bedroom & Full Bathroom, Spice Kitchen, Open-to-Below feature, and SIDE ENTRANCE to the basement for future legal-suite potential. This brand-new, custom-built home offers nearly 2,000 sq ft with 4 bedrooms, 3 full baths, a bright bonus room, and an open-concept main floor showcasing an upgraded kitchen with floor-to-ceiling cabinetry, a large island, and a buffet bar. Upstairs you'll find a spacious primary suite with a beautiful spa-like ensuite, two additional bedrooms, a convenient laundry room, and the bright bonus room. If you have a growing family, this is perfect with steps to trails and the pond; about 8 minutes to École Bellevue (K-6 English/French Immersion), École Champs Vallée (5-9), and Beaumont Composite High. MOVE IN BEFORE YEAR END! perfect for families, first-time buyers, or investors. \$5,000 appliance credit included. Photos are of a similar home; finishes may vary.

Built in 2025

Essential Information

MLS® # E4461765

Price \$629,555



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,950
Acres	0.10
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1727 60 Avenue
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C5

Amenities

Features	Deck
----------	------

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
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 10th, 2025
-------------	--------------------

Days on Market 17

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 October 27th, 2025 at 5:32am MDT