

## **\$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

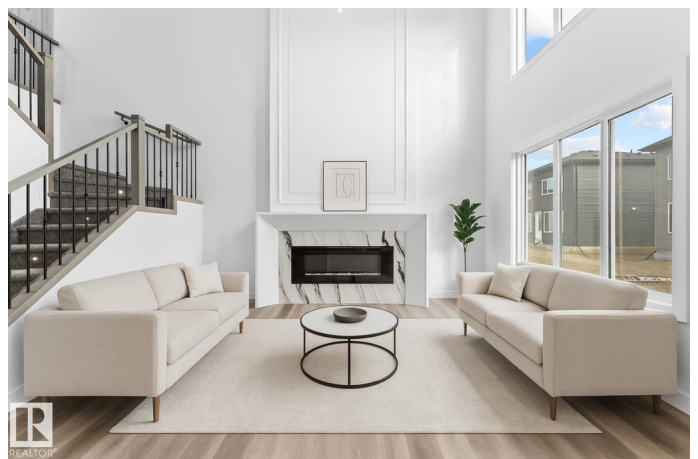
What a steal! One of the best-priced homes in Irvine Creek! Under \$630K with a Main-Floor Bedroom & Full Bathroom, Spice Kitchen, Open-to-Below feature, and SIDE ENTRANCE to the basement for future legal-suite potential. This brand-new, custom-built home offers nearly 2,000 sq ft with 4 bedrooms, 3 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 youâ€™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 ENDâ€”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 4

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 14th, 2025 at 6:32am MDT