

## \$718,000 - 5923 18 St, Rural Leduc County

MLS® #E4423743

**\$718,000**

5 Bedroom, 4.00 Bathroom, 2,659 sqft

Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

Welcome to this beautiful 2658sqft newly built 2-storey home in Irvine Creek. This property offers you 2 main floor sitting areas and 2 master suites. Open to below family room with a feature wall and electric fireplace. The custom kitchen has ceiling height cabinets with an over sized central island with a waterfall quartz counter top, extended nook and a walk through spice kitchen with plenty of storage space. Main floor bedroom and a full bathroom complete this floor. Upstairs the spacious primary bedroom is complete with a spa-like 5 piece ensuite and walk-in closet. Additionally there is a second master bedroom with ensuite. Along with 2 bedrooms, bathroom, laundry room and huge BONUS room. Separate side entrance to the basement. Plenty of sunlight throughout with big windows, premium lighting, MDF shelving, feature walls, coffered ceilings, gas line and drain in garage, stainless steel appliances and much more. Minutes away from south Edmonton, the International Airport and all amenities.

Built in 2024

### Essential Information

MLS® # E4423743

Price \$718,000

Bedrooms 5



Bathrooms	4.00
Full Baths	4
Square Footage	2,659
Acres	0.11
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5923 18 St
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C4

### Amenities

Features	Bar, Ceiling 10 ft., Ceiling 9 ft., Parking-Extra, Parking-Visitor
Parking Spaces	4

### 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, Cul-De-Sac, Golf Nearby, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 3rd, 2025
-------------	-----------------

Days on Market 47

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 April 19th, 2025 at 5:02pm MDT