

# **\$724,900 - 6326 17 Street, Rural Leduc County**

MLS® #E4443971

**\$724,900**

4 Bedroom, 3.00 Bathroom, 2,474 sqft

Rural on 0.14 Acres

Irvine Creek, Rural Leduc County, AB

WALKOUT || BACKING TO POND || 4 br 3 bath || Stunning double car garage detached home . FULLY LOADED with UPGRADES. Feature wall at entrance. Main Kitchen with PREMIUM cabinetry, ELEGANT quartz countertops, and a spacious SPICE kitchen with GAS stove. Main floor features a FULL bedroom and FULL bathroom. Dining area offers direct access to the DECK with beautiful feature wall. Open to Above living room welcomes you with BRIGHT layout, electric fireplace & stunning feature wall. Upstairs includes a BONUS room, 3 bedrooms & 2 bathrooms. The PRIMARY bedroom offers a WALK-IN closet and luxurious 5-PC ENSUITE with feature wall. Bedrooms 2 & 3 share access to a COMMON bathroom. UPPER LEVEL laundry adds practicality. This homeâ€™s UNIQUE design and HIGH-END finishes will impress you at every turn. A must-see for those seeking COMFORT, SPACE, and LUXURY!

Built in 2024

## **Essential Information**

MLS® #	E4443971
Price	\$724,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,474
Acres	0.14
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6326 17 Street
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C7

### Amenities

Features	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Walkout Basement, 9 ft. Basement Ceiling
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### 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, Backs Onto Lake, Playground Nearby, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 24th, 2025
Days on Market	65

## Zoning

## Zone 80

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Listing information last updated on August 28th, 2025 at 5:17am MDT