

## \$339,900 - 5946 14 St, Rural Leduc County

MLS® #E4447933

**\$339,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.13 Acres

Irvine Creek, Rural Leduc County, AB

38 POCKET LOT! Discover your perfect retreat in Irvine Creek, featuring an impressive lot of over 5,500 square feet! This exceptional property not only offers ample space for your vision but also presents the opportunity to build a walk-out basement, enhancing both functionality and enjoyment. Overlooking the serene beauty of a natural creek and conveniently located near a picturesque lake, this setting is simply idyllic. Imagine waking up to the soothing sounds of flowing water and the gentle rustle of leaves, surrounded by the tranquil landscapes of this stunning new community. Here, you'll experience the ideal mix of peaceful seclusion and accessible living, allowing you to bask in serenity while remaining close to essential amenities. Whether you dream of a cozy haven or a luxurious estate, the possibilities are endless on this expansive lot. Seize this unique chance to design your dream home in this captivating environment. Rare opportunity—make this extraordinary piece of land your own!



### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447933  |
| Price     | \$339,900 |
| Bathrooms | 0.00      |
| Acres     | 0.13      |

|          |                 |
|----------|-----------------|
| Type     | Rural           |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5946 14 St         |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C6            |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Backs Onto Park/Trees, Creek |
|-------------------|------------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 98              |
| Zoning         | Zone 80         |

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Listing information last updated on October 21st, 2025 at 8:47am MDT