

## **\$634,900 - 5917 18 Street, Rural Leduc County**

MLS® #E4430822

**\$634,900**

4 Bedroom, 3.00 Bathroom, 2,220 sqft

Rural on 0.10 Acres

Irvine Creek, Rural Leduc County, AB

Stunning New Build in Prestigious Diamond Estates in Leduc County! This beautifully crafted rural residential new build offers over 2,219 sqft of upscale living space + an additional 950 sqft basement! You'll be captivated by the grand 20-ft ceiling in the foyer, adorned w/ a striking modern chandelier & an inviting family area to greet guests. The heart of the home is the open-concept living area featuring a grand living room w/ electric fireplace & FLOOR-TO-CEILING TRIPLE PANEL WINDOWS & CERAMIC FLOORS! The dream kitchen boasts contemporary cabinetry, ample storage, stylish TRAY CEILING, BREAKFAST NOOK & SPICE KITCHEN w/ \$5000 APPLIANCE CREDIT! A bedroom & convenient 3-piece bath completes the luxurious main floor! The custom wood & glass staircase leads to the upper level w/ 3 spacious bedrooms, including a luxurious Primary Suite complete w/ a spa-inspired 5-piece ensuite, DOUBLE VANITY & WIC. The SEPARATE ENTRANCE BSMT offers incredible potential! Nestled close to the GOLF COURSE & LEDUC REC CENTRE!



Built in 2024

### **Essential Information**

MLS® # E4430822

Price \$634,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,220                  |
| Acres          | 0.10                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5917 18 Street     |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0X5            |

### Amenities

|                |   |
|----------------|---|
| Features       | Closet Organizers, No Animal Home, No Smoking Home, See Remarks |
| 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 | Flat Site, Golf Nearby, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Partially Fenced |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed April 14th, 2025

Days on Market 19

Zoning Zone 80

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