

# \$730,000 - 6344 17 St, Rural Leduc County

MLS® #E4442810

**\$730,000**

5 Bedroom, 4.50 Bathroom, 2,681 sqft  
Rural on 0.07 Acres

Irvine Creek, Rural Leduc County, AB

This Beautiful BRAND NEW House on walkout lot backing to pond . Perfect blend of modern design and tranquil living. Featuring 5 spacious bedrooms, including a convenient main-floor bedroom with attached full bath and dual primary suites upstairs, this home ensures comfort and privacy for the entire family. Step inside to be welcomed by soaring ceilings in the formal living room, seamlessly transitioning into an open-concept family room and a chef-inspired kitchen, complete with a functional spice kitchen. Thoughtfully designed with 8-foot doors , Located just minutes from the airport, schools, shopping, and other amenities, Irvine Creek is the ideal setting for your dream family home. 5 bedrooms , 5 bath ,walkout basement backing to pond very rare find. Stainless steel Appliances .

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442810  |
| Price          | \$730,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.50      |
| Full Baths     | 4         |
| Half Baths     | 1         |
| Square Footage | 2,681     |
| Acres          | 0.07      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6344 17 St         |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C7            |

### Amenities

|          |                  |
|----------|------------------|
| Features | Walkout Basement |
|----------|------------------|

### 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, Golf Nearby, Playground Nearby |
| Construction      | Wood                                           |
| Foundation        | Concrete Perimeter                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 71              |
| Zoning         | Zone 80         |

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