

\$649,000 - 1842 62 Ave, Rural Leduc County

MLS® #E4442973

\$649,000

5 Bedroom, 4.00 Bathroom, 2,449 sqft

Rural on 0.10 Acres

Irvine Creek, Rural Leduc County, AB

Stunning Custom Home in Irvine Creek—Fully Upgraded! Welcome to this brand-new 5-bedroom, 4-bathroom house just minutes from the airport. You're welcomed by dual main floor sitting areas, main floor bedroom + full bath, a open-to-below living room with a dramatic feature wall & electric fireplace. The kitchen boasts an oversized quartz island, extended dining nook, & walk-through spice kitchen. High-end finishes like 24x48 designer tile flooring, upgraded lighting & plumbing fixtures, & a modern color palette enhance the space. Upstairs offers a versatile layout: the primary suite boasts 5-piece ensuite & walk-in closet, while two bedrooms share a Jack & Jill-style bathroom, & another bedroom with a private 4-piece ensuite. A spacious bonus/family room and upper-floor laundry complete the upper level. The full unfinished basement with a separate side entrance provides incredible potential for a future legal suite. Finished with upscale touches located near Beaumont, Edmonton, and major routes.

Built in 2025

Essential Information

MLS® # E4442973

Price \$649,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,449
Acres	0.10
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1842 62 Ave
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C8

Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke
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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, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed June 18th, 2025

Days on Market 53

Zoning Zone 80

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Listing information last updated on August 10th, 2025 at 12:02pm MDT