

## \$699,900 - 5938 17 St, Rural Leduc County

MLS® #E4430220

**\$699,900**

4 Bedroom, 3.00 Bathroom, 2,466 sqft

Rural on 0.10 Acres

Irvine Creek, Rural Leduc County, AB

Situated on a premium corner lot backing onto a serene pond, this stunning home in Irvine Creek features a WALKOUT basement and scenic views. The main floor showcases elegant tile flooring, an open-to-above living area with a striking feature wall, a DEN, a full bathroom, an extended kitchen with a Spice kitchen, and a family area overlooking the pond. Upstairs offers a spacious master suite with a 5-piece ensuite and walk-in closet, two additional bedrooms with a shared bath, and a bright bonus room. A perfect blend of luxury and natural beauty.

Built in 2025

### Essential Information

MLS® #	E4430220
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,466
Acres	0.10
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active



## Community Information

Address	5938 17 St
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C4

## Amenities

Features	No Animal Home, No Smoking Home, Walkout Basement
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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, Corner Lot, Stream/Pond
Construction	Wood
Foundation	Slab

## Additional Information

Date Listed	April 10th, 2025
Days on Market	91
Zoning	Zone 80

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Listing information last updated on July 10th, 2025 at 2:02am MDT