

## \$629,555 - 1727 60 Avenue, Rural Leduc County

MLS® #E4461765

**\$629,555**

4 Bedroom, 3.00 Bathroom, 1,950 sqft

Rural on 0.10 Acres

Irvine Creek, Rural Leduc County, AB

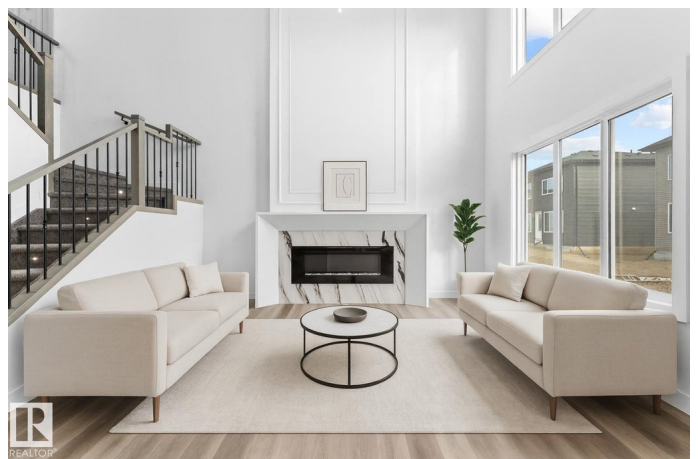
What a steal! One of the best-priced homes in Irvine Creek! Under \$630K with a Main-Floor Bedroom & Full Bathroom, Spice Kitchen, Open-to-Below feature, and SIDE ENTRANCE to the basement for future legal-suite potential. This brand-new, custom-built home offers nearly 2,000 sq ft with 4 bedrooms, 3 full baths, a bright bonus room, and an open-concept main floor showcasing an upgraded kitchen with floor-to-ceiling cabinetry, a large island, and a buffet bar. Upstairs you'll find a spacious primary suite with a beautiful spa-like ensuite, two additional bedrooms, a convenient laundry room, and the bright bonus room. If you have a growing family, this is perfect with steps to trails and the pond; about 8 minutes to École Bellevue (K-6 English/French Immersion), École Champs Vallée (5-9), and Beaumont Composite High. MOVE IN BEFORE YEAR END—perfect for families, first-time buyers, or investors. \$5,000 appliance credit included. Photos are of a similar home; finishes may vary.

Built in 2025

### Essential Information

MLS® # E4461765

Price \$629,555



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,950                  |
| Acres          | 0.10                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1727 60 Avenue     |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C5            |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### 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     |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 10th, 2025 |
|-------------|--------------------|

Days on Market 13

Zoning Zone 80

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Listing information last updated on October 23rd, 2025 at 8:32am MDT