

# \$670,000 - 5943 17 St, Rural Leduc County

MLS® #E4419264

**\$670,000**

4 Bedroom, 3.00 Bathroom, 2,207 sqft  
Rural on 0.10 Acres

Irvin Creek, Rural Leduc County, AB

This remarkable home is situated in the prestigious Irvine Creek community. The main floor features a den and a full bathroom, along with an extended kitchen and a spice kitchen for added convenience and functionality. The open-to-above living area creates an inviting sense of space and elegance. The upper floor offers a luxurious master suite, complete with a 5-piece ensuite and a generously sized walk-in closet. In addition, there are two spacious bedrooms, a shared bathroom, and a versatile bonus room, ideal for family gatherings or relaxation

Built in 2025

## Essential Information

MLS® #	E4419264
Price	\$670,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,207
Acres	0.10
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active



## Community Information

Address	5943 17 St
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C4

## Amenities

Features	Hot Water Electric, No Animal Home, No Smoking Home
----------	---

## 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, Cul-De-Sac, Schools, Shopping Nearby
Construction	Wood
Foundation	Slab

## Additional Information

Date Listed	January 24th, 2025
Days on Market	84
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 10:32am MDT