

# \$689,500 - 6245 19 St, Rural Leduc County

MLS® #E4433599

**\$689,500**

5 Bedroom, 3.00 Bathroom, 2,533 sqft  
Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

**\*\*IRVINE CREEK\*\*INVESTOR**

**ALERT\*\***Discover this beautifully crafted home offering OVER 2500 SQFT living space in the sought-after Irvine Creek neighborhood. Featuring 5 generously sized bedrooms and 3 full bathrooms, this home includes a main floor bedroom and bathroom, providing added flexibility and convenience for guests or extended family. The chef-inspired kitchen is enhanced by a separate spice kitchen. Throughout the home, youâ€™™ll find premium finishes, including stylish tile flooring on the main level and modern vinyl flooring upstairs. The thoughtfully designed open-to-below layout and oversized windows.A separate side entrance opens the door to the possibility of a future legal secondary suite, adding even more value and versatility.With exceptional craftsmanship and a layout designed for contemporary living, this home offers the perfect balance of elegance, comfort, and functionality.

Built in 2024

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4433599  |
| Price     | \$689,500 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,533                  |
| Acres          | 0.11                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6245 19 St         |
| 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., Detectors Smoke, 9 ft. Basement Ceiling |
|----------|---|

### 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, Ravine View, Shopping Nearby |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 73               |

## Zoning

## Zone 80

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Listing information last updated on July 9th, 2025 at 9:31pm MDT