

\$749,900 - 1933 63 Avenue, Rural Leduc County

MLS® #E4436538

\$749,900

4 Bedroom, 3.50 Bathroom, 2,110 sqft

Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

****IRVINE**

CREEKSHOWHOME**MORTGAGE**

HELPERTURNKEY**** Luxury and quality

finishings are apparent in this Park Royal

Homes showhome with FULL LEGAL

BASEMENT SUITE. Buy with confidence from

an experienced award winning builder. With

OVER 2700 SQFT living space in the

sought-after Irvine Creek neighborhood this home features 3 bedrooms and 2 1/2 baths.

There are many showhome upgrades like

10"™ main floor ceilings, 8"™ interior

doors, 9"™ raised upper floor areas, built in

speakers, AC, security, finished garage, and

more. The chef-inspired kitchen has executive

appliances with gas range. Throughout the

home, you'll find premium finishes,

including stylish tile and vinyl flooring on all

three levels. Thoughtful design is apparent

with open-to-below layout and oversized

windows, a home office space in the upper

floor and they haven't forgotten our furry

friends with a Dog wash station at the back

door. This home displays exceptional

craftsmanship and a layout designed for

contemporary living.



Built in 2023

Essential Information

MLS® #

E4436538

Price	\$749,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,110
Acres	0.11
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1933 63 Avenue
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C9

Amenities

Features	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Flat Site

Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 15th, 2025
Days on Market	179
Zoning	Zone 80

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Listing information last updated on November 10th, 2025 at 9:02am MST