# \$779,900 - 5918 18 St, Rural Leduc County

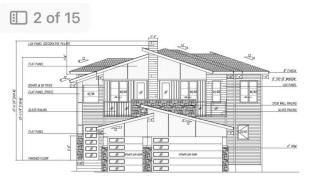
MLS® #E4430087

#### \$779,900

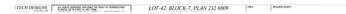
5 Bedroom, 4.00 Bathroom, 2,454 sqft Rural on 0.10 Acres

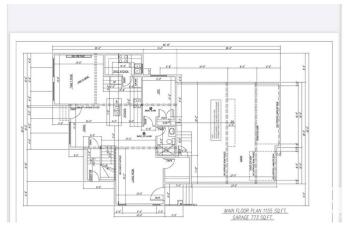
Irvin Creek, Rural Leduc County, AB

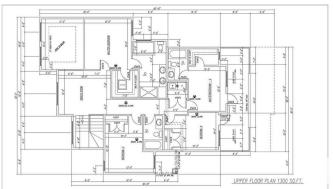
Located in the sought-after community of Irvine Creek, this under construction home offers a TRIPLE GARAGE and sits on a spacious pie-shaped lot. The main floor features an open-to-above living area, a bedroom with a full bath, an extended kitchen with a Spice kitchen, and a bright living space. The upper level includes TWO MASTER SUITES with ensuites and walk-in closets, two additional bedrooms with a shared bath, a bonus room, and a front balcony accessible from two bedrooms. A perfect blend of modern design and practical layout.



FRONT ELEVATION







Built in 2025

## **Essential Information**

MLS® #	E4430087
Price	\$779,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,454
Acres	0.10
Year Built	2025
Туре	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	5918 18 St
Area	Rural Leduc County
Subdivision	Irvin Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C4

#### Amenities

Features Deck, Detectors Smoke, 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, No Through Road, Park/Reserve
Construction	Wood
Foundation	Slab

## **Additional Information**

Date Listed	April 9th, 2025
Days on Market	23
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 May 2nd, 2025 at 4:32am MDT