

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

MLS® #E4436538

\$749,900

4 Bedroom, 4.00 Bathroom, 2,110 sqft

Single Family on 0.11 Acres

Irvine Creek, Rural Leduc County, Alberta

****IRVINE**

CREEKSHOWHOME**MORTGAGE
HELPER**TURNKEY**** 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. (id:6289)

Built in 2023

Essential Information

Listing # E4436538

Price \$749,900



Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,110
Acres	0.11
Year Built	2023
Type	Single Family

Community Information

Address	1933 63 Av
Subdivision	Irvine Creek
City	Rural Leduc County
Province	Alberta
Postal Code	T4X3C9

Amenities

Amenities	Airport, Ceiling - 10ft, Ceiling - 9ft, Vinyl Windows
Features	Flat site, Exterior Walls- 2x6"
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Alarm System, Garage door opener, Hood Fan, Humidifier, Microwave Range Hood Combo, Dryer, Refrigerator, Two stoves, Dishwasher
Heating	Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes
Basement	Unknown

Listing Details

Listing Office	Century 21 All Stars Realty Ltd
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