

## \$699,000 - 6226 19 Street, Rural Leduc County

MLS® #E4456609

**\$699,000**

4 Bedroom, 3.00 Bathroom, 2,549 sqft

Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

**\*\*IRVINE CREEK\*\*FULLY CUSTOM\*\*MAIN FLOOR BEDROOM\*\*SPICE KITCHEN\*\*** This exceptional property is perfectly positioned for both business and convenience, offering unparalleled access to Alberta's thriving industrial heartland. The modern main building boasts a robust and efficient design two well appointed floors. The functional layout features a bright living area, spacious kitchen, dedicated dining space, three bedrooms, and multiple bathrooms, including a luxurious 5pc ensuite. A versatile loft provides the perfect flexible space for an office, lounge, or meeting area. It is mere minutes from the Edmonton International Airport (YEG) and provides swift access to major highways like the. You're also close to all essential amenities, including shopping plazas, restaurants, and public transit routes. This is a rare opportunity to secure a highly functional asset in one of Alberta's most strategic locations.

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456609  |
| Price      | \$699,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,549                  |
| Acres          | 0.11                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6226 19 Street     |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C8            |

### Amenities

|          |                                                                                                                                                                                                                                 |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 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, Creek, No Back Lane, Not Fenced, Not Landscaped, Playground Nearby, Schools, Shopping Nearby, Street Lighting |
| Construction      | Wood                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                            |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 6th, 2025 |
|-------------|---------------------|

Days on Market 3

Zoning Zone 80

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Listing information last updated on September 9th, 2025 at 7:02am MDT