

## \$724,800 - 6310 20 Street, Rural Leduc County

MLS® #E4463149

**\$724,800**

5 Bedroom, 4.00 Bathroom, 2,523 sqft

Rural on 0.12 Acres

Irvine Creek, Rural Leduc County, AB

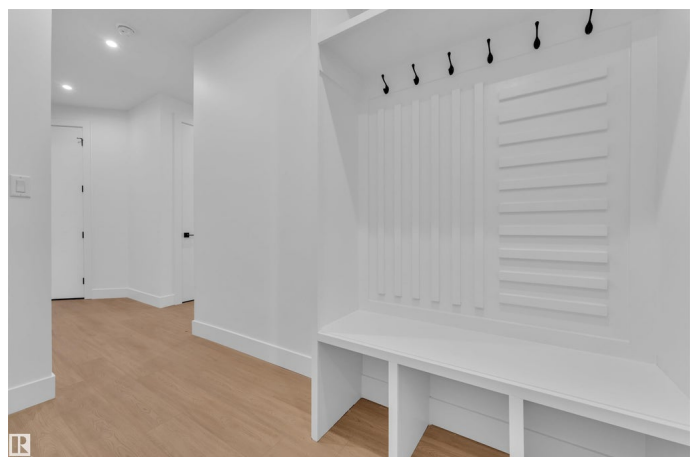
**\*\*IRVINE CREEK\*\*INVESTOR**

**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€™™I 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. (PHOTOS ARE REPRESENTATIVE)

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4463149  |
| Price    | \$724,800 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,523                  |
| Acres          | 0.12                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6310 20 Street     |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C9            |

### Amenities

|          |                                |
|----------|--------------------------------|
| Features | Ceiling 9 ft., Detectors Smoke |
|----------|--------------------------------|

### 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 | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Construction      | Wood                                                               |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 3                  |

## Zoning

## Zone 80

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Listing information last updated on October 24th, 2025 at 11:32pm MDT