

# \$699,000 - 6216 18 Street, Rural Leduc County

MLS® #E4443729

**\$699,000**

5 Bedroom, 3.00 Bathroom, 2,532 sqft  
Rural on 0.13 Acres

Irvine Creek, Rural Leduc County, AB

Stunning double car garage detached home LOADED with UPGRADES. Main kitchen with tons of cabinetry, quartz countertops, and a spacious SPICE kitchen with GAS stove. Main floor features a FULL bedroom and FULL bathroom. Dining area offers direct access to the BACKYARD. The living room welcomes you with SOARING ceilings and a BRIGHT, OPEN-TO-ABOVE layout , electric fireplace & feature wall. Upstairs includes a BONUS room, 4 bedrooms & 2 bathrooms. The PRIMARY bedroom offers a WALK-IN closet and luxurious 5-PC ENSUITE. Bedrooms 2 to 4 with access to a COMMON bathroom. UPPER LEVEL laundry adds practicality. SEPARATE ENTRANCE to the basement offers FUTURE POTENTIAL. This home’s UNIQUE design and HIGH-END finishes will impress you at every turn. A must-see for those seeking COMFORT, SPACE, and LUXURY



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443729  |
| Price          | \$699,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,532     |

|            |                        |
|------------|------------------------|
| Acres      | 0.13                   |
| Year Built | 2025                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6216 18 Street     |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C7            |

### Amenities

|          |                                                                        |
|----------|------------------------------------------------------------------------|
| Features | Ceiling 9 ft., No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
|----------|------------------------------------------------------------------------|

### 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, Golf Nearby, Playground Nearby, Shopping Nearby |
| Construction      | Wood                                                            |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 42              |
| Zoning         | Zone 80         |

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Listing information last updated on August 2nd, 2025 at 2:32pm MDT