

# \$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.

Built in 2025

## Essential Information

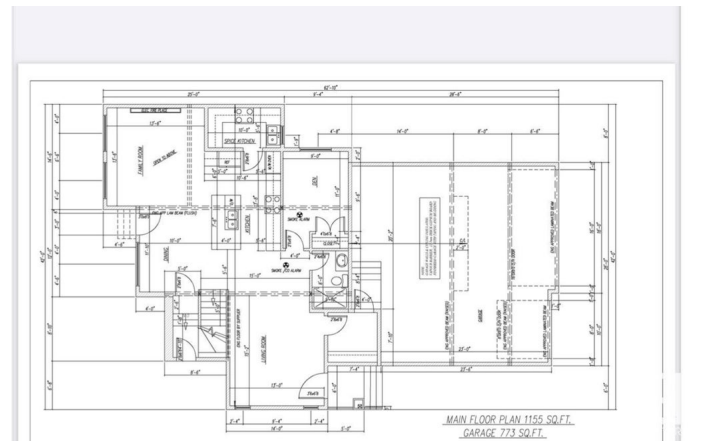
MLS® #	E4430087
Price	\$779,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,454
Acres	0.10
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

2 of 15

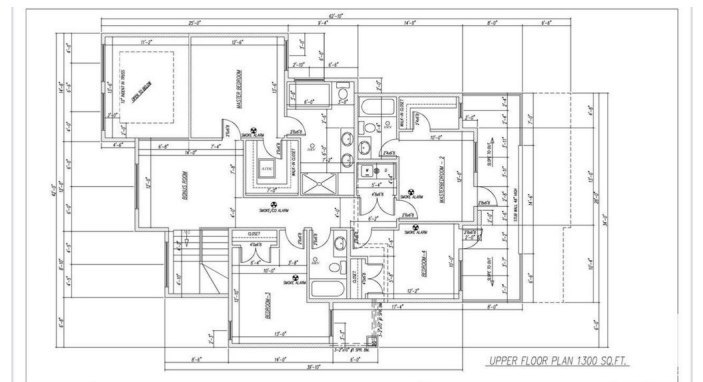


FRONT ELEVATION

TECH DESIGNS INC. 25 NORTH WINDSOR, SUITE 101, WINDSOR, ONTARIO N9A 6K4  
LOT-42, BLOCK-7, PLAN 232 0809



MAIN FLOOR PLAN 1155 SQ.FT.  
GARAGE 773 SQ.FT.



UPPER FLOOR PLAN 1300 SQ.FT.

## 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	10
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 April 19th, 2025 at 9:02pm MDT