

## \$995,000 - 6020 19 Street, Rural Leduc County

MLS® #E4458844

**\$995,000**

6 Bedroom, 5.00 Bathroom, 2,844 sqft

Rural on 0.40 Acres

Irvine Creek, Rural Leduc County, AB

Welcome to your extraordinary future home in IRVINE CREEK North, Leduc county – a stunning blend of LUXURY, MODERN DESIGN, and INCOME POTENTIAL! This custom prairie-modern 2-storey offers almost 4000 SQ. FT. of finished space. The STRIKING EXTERIOR boasts woodgrain cladding, sleek panels, vinyl siding and stone accents. Inside, 9 ft CEILINGS and tall back windows create a bright, airy feel. The MAIN FLOOR features a SPICE KITCHEN, MUDROOM, DEN, BEDROOM WITH WALK-IN CLOSET, FULL BATH, and two – OPEN TO BELOW – SPACES. Upstairs, enjoy TWO MASTER SUITES with SPA-LIKE ENSUITES, TWO MORE BEDROOMS, BONUS ROOM, LAUNDRY, and a showstopping CATWALK. The FULLY FINISHED LEGAL 1-BED BASEMENT SUITE with BAR offers RENTAL OR MULTI-GENERATIONAL POTENTIAL. ENERGY-EFFICIENT, FIRE SPRINKLER-EQUIPPED, and complete with a CHARMING DROPPED DECK, this home is a rare gem. Embrace MODERN ELEGANCE, COMFORT, and CONVENIENCE in this exceptional Irvine Creek residence!

Built in 2025

### Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4458844               |
| Price          | \$995,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,844                  |
| Acres          | 0.40                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6020 19 Street     |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C4            |

### Amenities

|                |                                                                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features       | Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Sprinkler System-Fire, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                      |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|          |      |
|----------|------|
| Exterior | Wood |
|----------|------|

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Creek, Golf Nearby, Park/Reserve, Schools, Shopping Nearby |
| Construction      | Wood                                                                       |
| Foundation        | Concrete Perimeter                                                         |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 56                   |
| Zoning         | Zone 80              |

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Listing information last updated on November 15th, 2025 at 11:32pm MST