

\$788,800 - # 6309 17 St, Rural Leduc County

MLS® #canada_23347

\$788,800

4 Bedroom, 4.00 Bathroom, 2,724 sqft

Rural on 0.13 Acres

Martinview Estates 2, Rural Leduc County, Alberta

IMMEDIATE POSSESSION !!! Brand-New Custom Built 2724 sq ft 2 story Have 4 Bedrooms + 4 Full Bathrooms & Bonus room house in IRVINE CREEK Close to Airport..On Main Floor Open to Below Living room, dinning/Nook with Buffet Kitchen with Wine Cooler, Modern ceiling height Kitchen With STAINLESS STEEL Appliances + *SPICE KITCHEN* with Quartz countertops, Rear Door Opens to Sun-Deck, Main Floor Room with Full Bathroom & Custom Build Mudroom.. Maple glass Railing Leads to 2nd Level, Master bedroom with En-suite & Walk-in closet, 2 Bedrooms with full Bathroom & another bedroom with Full Bathroom (2nd Master Bedroom), walk-in Laundry on 2nd Level with washer & Dryer,, & Bonus Room For Ur Entertainment. basement Have *SEPARATE Entry*.. Other features Vynal & Stone Exterior, 24x48 Tiles Main floor,, high-end Finishing Material, 8Ft Doors, Upgraded Lighting & Plumbing Fixtures, Modern Colours, & Much More..MUST SEE

Built in 2024

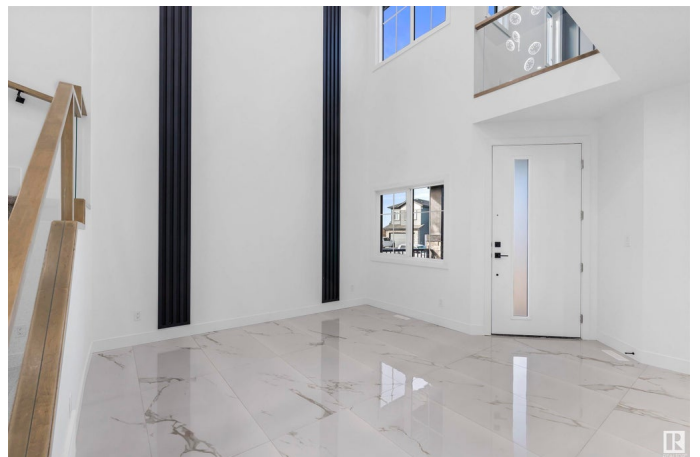
Essential Information

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Price \$788,800

Bedrooms 4

Bathrooms 4.00



Square Footage	2,724
Acres	0.13
Year Built	2024
Type	Rural
Sub-Type	Residential Detached Single Family
Status	Active

Community Information

Address	# 6309 17 St
Subdivision	Martinview Estates 2
City	Rural Leduc County
Province	Alberta
Zip Code	T4X 3C8

Amenities

Features	Deck, HRV System, 9 ft. Basement Ceiling, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas
# of Garages	2

Additional Information

Date Listed	November 11th, 2024
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