

# \$619,000 - 5930 18 Street, Rural Leduc County

MLS® #E4458608

**\$619,000**

3 Bedroom, 3.00 Bathroom, 2,123 sqft  
Rural on 0.11 Acres

Irvine Creek, Rural Leduc County, AB

Nestled in a quiet cul-de-sac on a regular lot, this home combines modern upgrades with a practical layout designed for family living. Stepping inside, youâ€™re welcomed by a bright open-to-below living area that feels open and inviting. The main floor is finished with elegant tile flooring and features a den, a full 3-piece bath, an extended main kitchen plus a fully equipped spice kitchen. A second living area with a beautiful feature wall completes this level. Upstairs, vinyl and soft carpet add comfort throughout. The bonus room showcases a drop-down ceiling with accent lighting, while the primary bedroom offers a luxurious 5-piece ensuite. Two additional bedrooms share a well-designed common bath. This home blends style and functionality, perfect for everyday living.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458608  |
| Price          | \$619,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,123     |
| Acres          | 0.11      |
| Year Built     | 2024      |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5930 18 Street     |
| Area        | Rural Leduc County |
| Subdivision | Irvine Creek       |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3C5            |

### Amenities

|          |                                                                       |
|----------|-----------------------------------------------------------------------|
| Features | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, HRV System |
|----------|-----------------------------------------------------------------------|

### 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 | Airport Nearby, Cul-De-Sac, Schools, Shopping Nearby |
| Construction      | Wood                                                 |
| Foundation        | Concrete Perimeter                                   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 35                   |
| Zoning         | Zone 80              |

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Listing information last updated on October 24th, 2025 at 5:17am MDT