

# \$325,000 - 14 St, Rural Leduc County

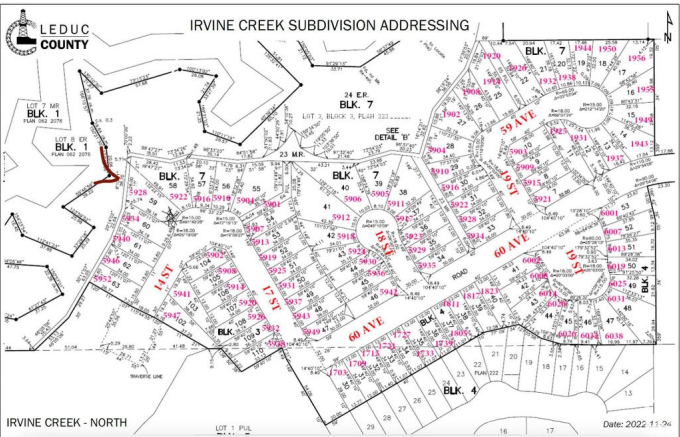
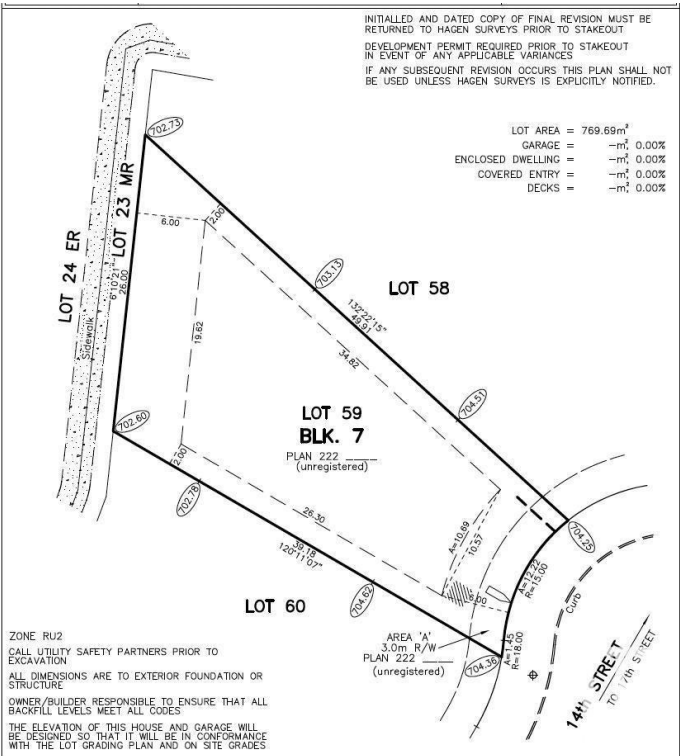
MLS® #E4441980

**\$325,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.19 Acres

Irvine Creek, Rural Leduc County, AB

Ready to build your dream home on this exceptional ravine-backing in the beautiful community of Irvine Creek? This expansive pie-shaped lot offers a rare 40-foot building pocket and backs onto green space and ravine—perfect for creating your private oasis. Located in a fully developed subdivision, the property comes with full municipal services including city water, city sewer, gas, power, and high-speed internet. Choose your own builder or build yourself—surrounded by other custom, high-end homes. Just minutes from Beaumont, Edmonton, Nisku, Leduc, and the Edmonton International Airport.



## Essential Information

MLS® #	E4441980
Price	\$325,000
Bathrooms	0.00
Acres	0.19
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	14 St
Area	Rural Leduc County

Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C4

### **Exterior**

Exterior Features    Airport Nearby, Shopping Nearby, See Remarks

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	6
Zoning	Zone 80

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Listing information last updated on June 16th, 2025 at 7:17am MDT