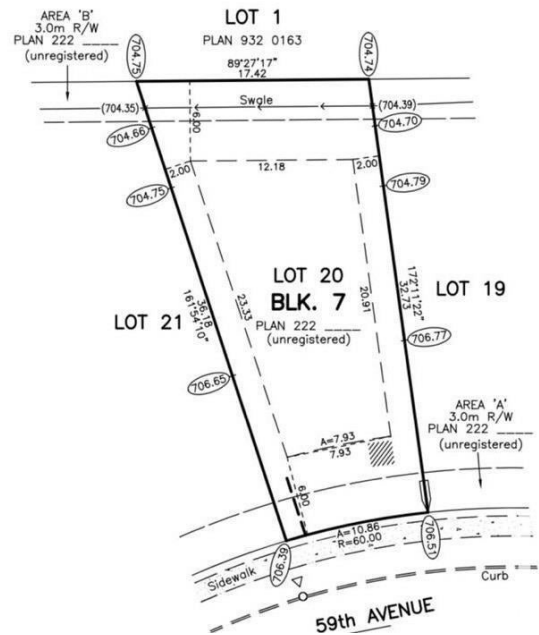


**\$299,900**

Irvine Creek, Rural Leduc County, AB

Construct your dream home on a large 3pie shaped Walk Out Lot to beautiful Pond in the Irvine Creek. Exceptional lot with FULL municipal services, City water, City Sewer, Gas, Power and High speed internet in a Developed subdivision. You can hire your own builder or can build your own. 30 feet Building Pocket surrounded by high end custom homes. Minutes to Beaumont, Edmonton, Nisku, Leduc and Edmonton Int' Airport.



## Essential Information

MLS® #	E4439175
Price	\$299,900
Bathrooms	0.00
Acres	0.12
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	1938 59 Ave
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                May 29th, 2025

Days on Market        75

Zoning                    Zone 80

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Listing information last updated on August 12th, 2025 at 9:02pm MDT