

# \$349,900 - 5946 14 St, Rural Leduc County

MLS® #E4447933

**\$349,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.13 Acres

Irvine Creek, Rural Leduc County, AB

Discover your perfect retreat in Irvine Creek, featuring an impressive lot of over 5,500 square feet! This exceptional property not only offers ample space for your vision but also presents the opportunity to build a walk-out basement, enhancing both functionality and enjoyment. Overlooking the serene beauty of a natural creek and conveniently located near a picturesque lake, this setting is simply idyllic. Imagine waking up to the soothing sounds of flowing water and the gentle rustle of leaves, surrounded by the tranquil landscapes of this stunning new community. Here, youâ€™™ll experience the ideal mix of peaceful seclusion and accessible living, allowing you to bask in serenity while remaining close to essential amenities. Whether you dream of a cozy haven or a luxurious estate, the possibilities are endless on this expansive lot. Seize this unique chance to design your dream home in this captivating environment. Don't miss out on this rare opportunityâ€™™make this extraordinary piece of land your own!



## Essential Information

MLS® #	E4447933
Price	\$349,900
Bathrooms	0.00
Acres	0.13

Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### **Community Information**

Address	5946 14 St
Area	Rural Leduc County
Subdivision	Irvine Creek
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3C6

### **Exterior**

Exterior Features Backs Onto Park/Trees, Creek

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	54
Zoning	Zone 80

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Listing information last updated on September 7th, 2025 at 8:47am MDT