# $375,000 - 6301 20 St, Rural Leduc County

MLS® #E4438875

## $375,000

0 Bedroom, 0.00 Bathroom,
Rural on 0.30 Acres

Irvine Creek, Rural Leduc County, AB

Build your forever home in the sought-after community of Irvine Creek! This exceptional 1,228 sq. m. lot with a 52' pocket offers ample space to design a custom residence tailored to your lifestyle. Ideally located just minutes from South Edmonton, Beaumont, Leduc, and Nisku, this lot provides convenient access to a wide range of amenities, including the Edmonton International Airport, Premium Outlet Collection, South Edmonton Common, shopping, dining, and entertainment. Enjoy nearby walking trails and a beautifully landscaped park â€" perfect for outdoor enthusiasts and families alike. An excellent opportunity to invest in a growing, well-connected neighborhood.







## Essential Information

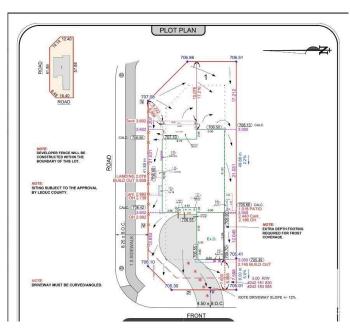| | |
|---|---|
| MLS® # | E4438875 |
| Price | $375,000 |
| Bathrooms | 0.00 |
| Acres | 0.30 |
| Type | Rural |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 6301 20 St |

| Area | Rural Leduc County |
| --- | --- |
| Subdivision | Irvine Creek |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 3C9 |

## Exterior

| Exterior Features | Airport Nearby, Corner Lot, Shopping Nearby |
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## Additional Information

| Date Listed | May 28th, 2025 |
| --- | --- |
| Days on Market | 3 |
| Zoning | Zone 80 |