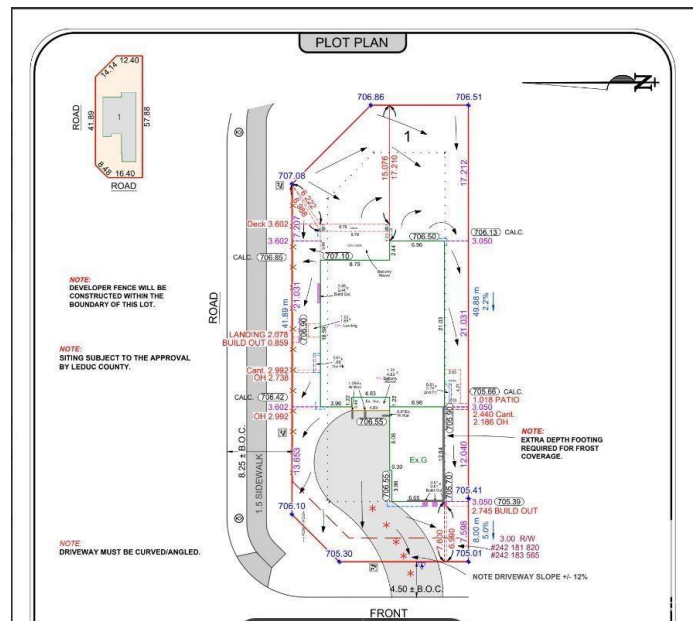


\$375,000

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 – perfect for outdoor enthusiasts and families alike. An excellent opportunity to invest in a growing, well-connected neighborhood.



ELEVATION DETAILS

HOUSE TYPE:	3 STOREY
FINISHED FLOOR:	707.66
BOTTOM OF FOOTING:	703.96
BASEMENT HEIGHT:	10' 4"
FINISHED GRADE @ FRONT STEP:	706.55
S RISE, DOWN 4"	
FINISHED GRADE @ BACK OF HOUSE:	
L- 707.10, R- 706.50	
GRADE BELOW BACKSIDE DOOR SILL:	706.90
GRADE @ SIDE ENTRY	
GRADE BELOW BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	707.30
GARAGE FLOOR:	SEE NOTES
SANITARY SEWER SERVICE INVERT:	702.26
FOOTING SIZE:	0.20








NOTES

- BULKHEAD RESPONSIBLE TO ENSURE BACK WALL LEVELS MEET ALL CODES.
- **BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO ANYTHING IN THE ABOVE PLAN BY CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY**
- ALL DISTANCES SHOWN ARE IN METERS AND DECIMALS THEREOF.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS.
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED TO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
- **3** BAK WATER LEADERS NOT REQUIRED.
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS. BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.
- GARAGE SLAB AT OVERHEAD DOOR
- RECOMMENDATION TO BE SET 2" @ BELOW TOP OF CONCRETE FOUNDATION WALL
- SLAB ELEVATION: 706.95 GARAGE FOOTING: 705.13

DETAILS

- LOT AREA: 1228.64 m² (3222.93 ft²)
- HOUSE AREA: 420.52 m² (4523.3 ft²)
- HOUSE COVERAGE: 34.30 %
- (COVER DECK & BALCONY INCLUDED)
- DECK AREA: 0.04 m² (0.05 ft²)
- DECK COVERAGE: 0.05 %
- PATIO AREA: 7.94 m² (79.0 ft²)
- PATIO COVERAGE: 0.60 %
- TOTAL COVERAGE: 35.21 %
- DRIVEWAY AREA: 198.11 m² (2124.8 ft²)
- LOT WIDTH AT 12" FLOOR SETBACK = 22.39 m

LEGEND

PROPOSED CLEAN OUT		PROPOSED HYDRANT		PROPOSED BACK OF CURB	8.0 C
PROPOSED STREET LIGHT		PROPOSED POWER PEDESTAL		PROPOSED BACK OF WALK	8.0 C
PROPOSED POWER POLE		PROPOSED FENCE LINE		PROPOSED UP OF LINE	8.0 C
PROPOSED TRANSFORMER				PROPOSED UTILITY VAULT	8.0 C

DESIGN GRADE ELEVATION	8.0 C
AS-BUILT ELEVATION	8.0 C
PROPOSED ELEVATION	8.0 C
CENTERLINE ELEVATION	55.60

LEGAL INFORMATION

LOT	BLOCK	PLAN NUM.
1	16	242 1408
CIVIC ADDRESS:		

L Pals Geomatics Corp.

EMAIL: PL0TANDPLANSGEOMATICS.COM
 PHONE: 780-453-3177
 FAX: 780-481-1301

1004 - 117TH STREET NW
 EDMONTON, ALBERTA T5G 1S7

DWG DETAILS

Proj. No.	Date	Drawn By
8/29/24		AMACDONALD

BUILDER/OWNER:	SUNSHINE COS (MHC INC.) LTD.
MODEL:	(STANDARD)
DR. NUM.	SAD234 2-1
CITY ZONING:	R1
SCALE:	1:430

LOCATION	SUBDIVISION
LEDCO COUNTY	IRVINE CREEK

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

Additional Information

Date Listed	May 28th, 2025
Days on Market	9
Zoning	Zone 80

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Listing information last updated on June 5th, 2025 at 9:32pm MDT