

## \$829,000 - 2641 63 Avenue, Rural Leduc County

MLS® #E4445565

**\$829,000**

5 Bedroom, 4.00 Bathroom, 2,518 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

This stunning ready to move in 2,500+ sq. ft walkout home backs onto a pond and is fully upgraded throughout. It features two spacious living rooms on the main floor, each with its own soaring open-to-below ceiling. A full bedroom and En-Suite bathroom on the main floor offer added convenience. Upstairs, youâ€™ll find 4 bedrooms and 3 full baths, all of which are ensuitesâ€”each bedroom has its own attached bathroom. The thoughtful layout provides both luxury and functionality for large or growing families. Located just 10â€“12 minutes from the airport and close to major amenities. A bilingual school bus conveniently stops right in front of the house. Seller is more than happy to finish the basement at an additional cost of \$60,000 + GST. This is a rare opportunity to own a premium walkout lot with unbeatable price, views and high-end finishes.

Built in 2025

### Essential Information

MLS® #	E4445565
Price	\$829,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,518



Acres	0.12
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2641 63 Avenue
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3A6

### Amenities

Features	Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Walkout Basement, Wet Bar, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Golf Nearby, No Back Lane, Park/Reserve, Playground Nearby, Schools, Stream/Pond, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 3rd, 2025

Days on Market 58

Zoning Zone 80

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