

Courtesy Of JR Caputo Of Exp Realty

\$838,800 - 2805 63 Ave, Rural Leduc County

MLS® #E4420209

\$838,800

5 Bedroom, 4.00 Bathroom, 2,598 sqft

Rural on 0.11 Acres

Churchill Meadow, Rural Leduc County, AB

Step into luxury with this brand-new 5-bedroom, 4-bathroom home in the sought-after Churchill Meadows community near Edmonton. Designed for modern living, this stunning home features soaring 10-foot ceilings and a bright, open-concept layout that maximizes space and style. The heart of the home is the beautifully designed kitchen, complete with an expansive island and spacious dining nook—perfect for gatherings. A fully upgraded spice kitchen adds extra convenience for cooking enthusiasts. Upstairs, four generously sized bedrooms and three full baths provide comfort for the whole family, while the main floor bedroom and bath offer flexibility for guests or multi-generational living.

A separate basement entrance opens doors to future possibilities, while the rare walkout design leads to a breathtaking backyard retreat overlooking a picturesque water feature. With a welcoming neighborhood atmosphere and easy access to essential amenities, this home is the perfect blend of elegance, space, and practicality

Built in 2024

Essential Information

MLS® # E4420209

Price \$838,800



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,598 |
| Acres | 0.11 |
| Year Built | 2024 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 2805 63 Ave |
| Area | Rural Leduc County |
| Subdivision | Churchill Meadow |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4P 0P5 |

Amenities

| | |
|----------|-------------------------|
| Features | Patio, Walkout Basement |
|----------|-------------------------|

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Backs Onto Lake, Playground Nearby, Shopping Nearby |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 4th, 2025 |
| Days on Market | 36 |

Zoning

Zone 80

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