

Courtesy Of Neha Batra Of Venus Realty

\$820,000 - 2635 63 Avenue, Rural Leduc County

MLS® #E4422301

\$820,000

3 Bedroom, 3.00 Bathroom, 2,308 sqft

Rural on 0.05 Acres

Churchill Meadow, Rural Leduc County, AB

Welcome to this exceptional home under construction in the highly sought-after Churchill Meadows neighborhood. Step inside and be greeted by open to above concept, a main-floor bedroom and bath which provide added versatility, perfect for guests, extended family, or a home office. The chef-inspired kitchen features a large, central island and an upgraded SPICE KITCHEN, ideal for culinary enthusiasts who enjoy preparing gourmet meals. The adjoining dining nook creates a warm, inviting space to gather with family and friends. Upstairs, you'll find 3 generously sized bedrooms, a bonus room and 2 beautifully appointed baths, including a private master retreat. This home's standout feature is its rare walkout basement, which opens up to breathtaking views. The separate basement entrance offers endless possibilities.

Located just moments from essential amenities, schools, parks, and major roads, this home offers the perfect combination of convenience and tranquility.

Built in 2025

Essential Information

MLS® # E4422301

Price \$820,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	2,308
Acres	0.05
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2635 63 Avenue
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T9E 0Z3

Amenities

Features	See Remarks
----------	-------------

Interior

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

Exterior

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 20th, 2025
Days on Market	43
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 3rd, 2025 at 11:32pm MDT