

## \$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 |
|----------|--|

### 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 9

Zoning Zone 80

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Listing information last updated on July 12th, 2025 at 5:02am MDT