

\$779,900 - 2316 63 Avenue, Rural Leduc County

MLS® #E4453829

\$779,900

5 Bedroom, 3.00 Bathroom, 2,533 sqft
Rural on 0.12 Acres

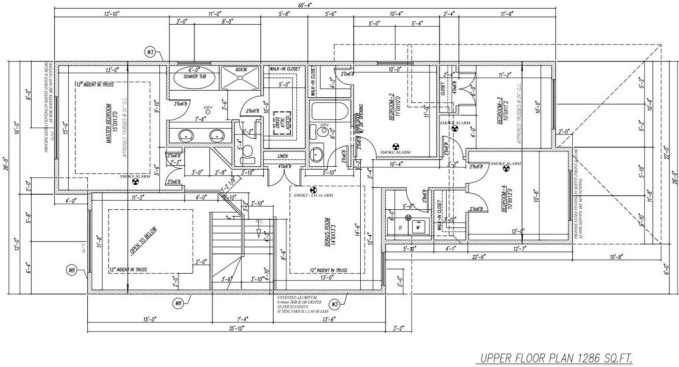
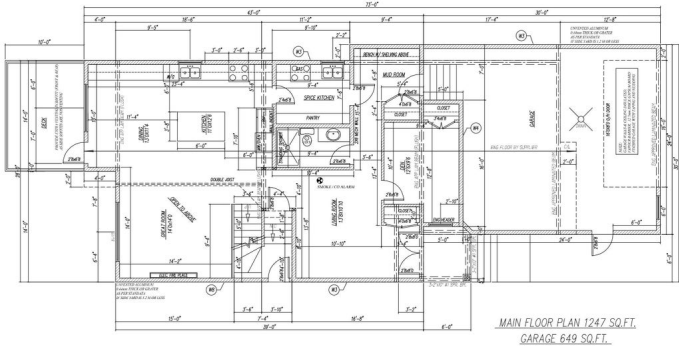
Churchill Meadow, Rural Leduc County, AB

Presenting a meticulously designed 2-storey residence offering approx 2500 sq. ft. of refined living space in the desirable community of Churchill Meadows. This property showcases an open-to-above great room with an electric fireplace, chef-inspired kitchen with ceiling-height cabinetry, a central island, and a walkthrough spice kitchen for added functionality. The main floor also includes a versatile den with full bathroom, and a well-appointed mudroom. The upper level features a spacious master suite complete with a spa-like ensuite and walk-in closet, three additional bedrooms, a full bathroom, and a generous bonus room ideal for family nights in. The basement offers abundant natural light and a separate entrance, providing excellent potential for future development. Enhanced with premium finishes, engineered structural components, MDF shelving, and expansive windows, this home delivers a perfect balance of elegance and practicality. Property is under construction-choose your finishes today!

Built in 2025

Essential Information

MLS® #	E4453829
Price	\$779,900
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	2,533
Acres	0.12
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2316 63 Avenue
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3A4

Amenities

Features	Ceiling 10 ft., Ceiling 9 ft.
----------	-------------------------------

Interior

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

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 20th, 2025
Days on Market	1
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 August 21st, 2025 at 12:02am MDT