

\$799,900 - 2637 64 Avenue, Rural Leduc County

MLS® #E4460969

\$799,900

4 Bedroom, 3.50 Bathroom, 2,680 sqft

Rural on 0.01 Acres

Churchill Meadow, Rural Leduc County, AB

****IRVINE CREEK**SOUTH EDMONTON****

WALKOUT LOTFULLY**

UPGRADEDPREMIUM FINISHED**OPEN**

TO BELOWBALCONY****this modern two-storey residence blends style, comfort, and thoughtful function in every detail. Its exterior showcases a rich combination of stone, board-and-batten, and horizontal siding, creating timeless curb appeal with warm architectural charm. Inside, the open-concept main floor welcomes you with abundant natural light, a spacious living area, and a chef-inspired kitchen perfect for family gatherings or entertaining guests. The elegant finishes and functional flow ensure both practicality and luxury. The upper level offers a serene primary suite with a beautifully designed ensuite and generous walk-in closet, alongside additional bedrooms and a flexible bonus space ideal for work, play, or relaxation. Large windows throughout fill the home with brightness while connecting you to the natural surroundings of this peaceful neighbourhood. a place ready to create lasting memories for years to come.



Built in 2025

Essential Information

MLS® # E4460969

Price \$799,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,680
Acres	0.01
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2637 64 Avenue
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 2C1

Amenities

Features	Deck
----------	------

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	Playground Nearby, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed October 6th, 2025

Days on Market 8

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 October 14th, 2025 at 11:17am MDT