

## \$799,000 - 2641 63 Avenue, Rural Leduc County

MLS® #E4461868

**\$799,000**

5 Bedroom, 4.00 Bathroom, 2,518 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

Walkout || Backing onto Pond || This stunning home is fully upgraded and ready to move in, offering a perfect blend of elegance and functionality. The main floor features two grand living rooms, each with its own soaring open-to-below ceiling, creating a bright and spacious ambiance. A main-floor bedroom with a full ensuite bath adds exceptional convenience for guests. Upstairs, youâ€™™ll find four generously sized bedrooms, each with its own ensuite bathroomâ€™™a rare and luxurious feature for growing families. Every detail has been thoughtfully designed to maximize comfort and style. Located just 10â€™™12 minutes from the airport and close to major amenities, this home combines modern living with everyday practicality. Plus, a bilingual school bus stops right at your doorstep for added ease. Donâ€™™t miss this rare opportunity to own a premium walkout lot that offers breathtaking pond views, luxury finishes, and unbeatable valueâ€™™a true gem in one of the most des

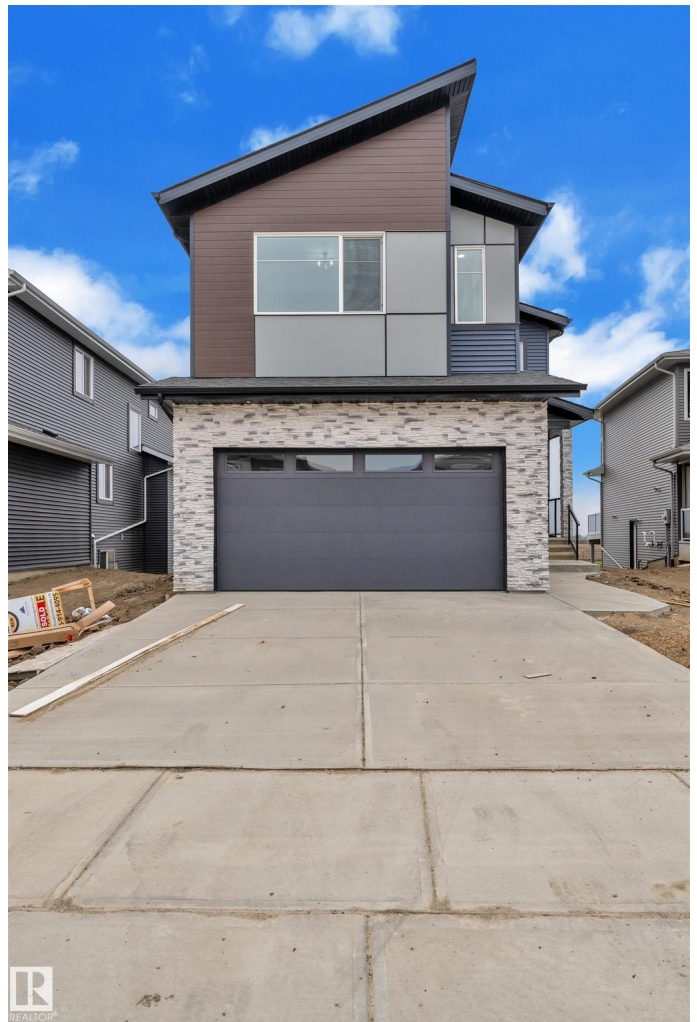
Built in 2024

### Essential Information

MLS® # E4461868

Price \$799,000

Bedrooms 5



Bathrooms	4.00
Full Baths	4
Square Footage	2,518
Acres	0.12
Year Built	2024
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	No Animal Home, No Smoking Home
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### **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
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 12th, 2025
Days on Market	2
Zoning	Zone 80

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Listing information last updated on October 14th, 2025 at 6:47am MDT