

# \$820,000 - 2642 63 Ave, Rural Leduc County

MLS® #E4427017

**\$820,000**

6 Bedroom, 5.50 Bathroom, 2,623 sqft

Rural on 0.01 Acres

Churchill Meadow, Rural Leduc County, AB

Welcome to your dream home in the heart of CHURCHILL MEADOWS ,This stunning custom-built gem is packed with thoughtful upgrades and modern charm, making it the perfect space for families or anyone who loves to entertain. OFFERS ALL 9 FT CEILINGS,8 FT DOORS ###LEGAL RENTAL SUITE IN THE BASEMENT ###. Main floor offers Bedroom with full bath Huge main kitchen and your dream spice kitchen. Open to above living area with electric fire place and feature wall. upstairs two master bedrooms and two other good sized bedrooms with a common bath. Good size bonus room with another fire place. Huge garage will give you space to park pickup truck. Heated garage and central ac . So this 7 bed and 6 bath and three kitchens house will complete all your living needs.

Built in 2025

## Essential Information

MLS® #	E4427017
Price	\$820,000
Bedrooms	6
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	2,623
Acres	0.01



Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2642 63 Ave
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3A6

### **Amenities**

Features	Ceiling 9 ft., Exercise Room, 9 ft. Basement Ceiling
----------	--

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	15
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 6th, 2025 at 5:03am MDT