

## \$769,900 - 2340 63 Avenue, Rural Leduc County

MLS® #E4457857

**\$769,900**

5 Bedroom, 4.00 Bathroom, 2,572 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

Presenting a stunning 2-storey home with 2,572 sq. ft. of refined living in the sought-after Churchill Meadows community. Designed with an open-to-below great room, 9 ft ceilings, premium finishes, 8 ft doors and an electric fireplace, the home features a CHEF INSPIRED kitchen with ceiling-height cabinetry, a central island and a walkthrough SPICE kitchen. Offering 5 bedrooms and 4 full bathrooms, including a main-floor bedroom and bath, plus a functional mudroom. The upper level offers a spacious master suite with a luxurious 5-pc ensuite and walk-in closet, along with another bedroom featuring its own 3-pc ensuite and walk-in closet as well. Two additional bedrooms, a full bathroom, and a large bonus room complete the upstairs layout. The bright basement with a separate entrance provides excellent potential for future development. This property is under construction, and the builder is flexible enough to offer your choice of desirable flooring and paint selections - personalize it to your taste today!

Built in 2025

### Essential Information

MLS® # E4457857

Price \$769,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,572                  |
| Acres          | 0.12                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2340 63 Avenue     |
| Area        | Rural Leduc County |
| Subdivision | Churchill Meadow   |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3A6            |

### Amenities

|          |                                                            |
|----------|------------------------------------------------------------|
| Features | Ceiling 9 ft., No Animal Home, No Smoking Home, HRV System |
|----------|------------------------------------------------------------|

### Interior

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

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 30                   |

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 15th, 2025 at 8:32am MDT