

\$739,900 - 2641 62 Avenue, Rural Leduc County

MLS® #E4431673

\$739,900

5 Bedroom, 4.50 Bathroom, 2,638 sqft
Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

2638 SQ.FT, a perfect blend of Style, Space, and Functionality! REGULAR 28 POCKET LOT, 5 Bedrooms, 4.5 Bath, (including 4 EN-SUITES), TWO SEPARATE LIVING AREAS + BONUS ROOM, Open to above design, MAIN FLOOR BEDROOM WITH FULL BATH, SPICE KITCHEN, Deck with glass railing, FINISHED & PAINTED GARAGE, Electric Fireplace, LED Lighting & Modern Finishing, ALL FLOORS 9-FT CEILING, AND LOT MORE!! Unfinished basement with Permit & Side Entrance, ready for future development! Facing luxury estate homes, adding prestige & value to the location. Close to airport, schools, shopping & recreation.

Built in 2024

Essential Information

MLS® #	E4431673
Price	\$739,900
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,638
Acres	0.12
Year Built	2024
Type	Rural



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2641 62 Avenue
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3A5

Amenities

Features	Ceiling 9 ft., Deck, Guest Suite, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
----------	---

Interior

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

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Playground Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 18th, 2025
Days on Market	59
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 June 16th, 2025 at 1:02am MDT