

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

MLS® #E4445565

\$799,000

5 Bedroom, 4.00 Bathroom, 2,518 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

This stunning ready to move in 2,500+ sq. ft walkout home backs onto a pond and is fully upgraded throughout. It features two spacious living rooms on the main floor, each with its own soaring open-to-below ceiling. A full bedroom and En-Suite bathroom on the main floor offer added convenience. Upstairs, youâ€™ll find 4 bedrooms and 3 full baths, all of which are ensuitesâ€”each bedroom has its own attached bathroom. The thoughtful layout provides both luxury and functionality for large or growing families. Located just 10â€“12 minutes from the airport and close to major amenities. A bilingual school bus conveniently stops right in front of the house. Seller is more than happy to finish the basement at an additional cost of \$60,000 + GST. This is a rare opportunity to own a premium walkout lot with unbeatable price, views and high-end finishes.

Built in 2025

Essential Information

MLS® #	E4445565
Price	\$799,000
Lease Rate	\$13
Bedrooms	5
Bathrooms	4.00
Full Baths	4



Square Footage	2,518
Acres	0.12
Year Built	2025
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	Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Walkout Basement, Wet Bar, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
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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	Airport Nearby, Golf Nearby, No Back Lane, Park/Reserve, Playground Nearby, Schools, Stream/Pond, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed July 3rd, 2025

Days on Market 99

Zoning Zone 80

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