

## \$679,888 - 2709 62 Ave, Rural Leduc County

MLS® #E4456102

**\$679,888**

4 Bedroom, 3.00 Bathroom, 2,327 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

Price cut â€œ looking to sell fast- Upgraded 4-Bedroom Home with Spice Kitchen in Churchill Meadows, Leduc Welcome to this beautifully maintained 2,300+ sq ft home located in the desirable community. Designed with both style and functionality in mind, this upgraded home is perfect for families and multi-generational living. 4 spacious bedrooms & 3 full bathrooms â€œ including a main floor bedroom and full bath Gourmet kitchen with high-end finishes and brand-new LG appliances (5-year warranty) SPICE kitchen â€œ perfect for culinary enthusiasts Electric fireplace and automated window blinds for added comfort. Maintenance-free deck with railings. Unfinished basement with SEPARATE SIDE ENTRANCE â€œ ready for a future in-law suite or legal basement suite (income potential) Located in a family-friendly neighborhood close to parks, schools, and major commuter routes, this move-in-ready home combines luxury, practicality, and investment.

Built in 2023

### Essential Information

MLS® # E4456102

Price \$679,888

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,327                  |
| Acres          | 0.12                   |
| Year Built     | 2023                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2709 62 Ave        |
| Area        | Rural Leduc County |
| Subdivision | Churchill Meadow   |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3A5            |

### Amenities

|          |                                                                                            |
|----------|--------------------------------------------------------------------------------------------|
| Features | Ceiling 10 ft., Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home |
|----------|--------------------------------------------------------------------------------------------|

### 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, Playground Nearby, Shopping Nearby |
| Construction      | Wood                                                                          |
| Foundation        | Concrete Perimeter                                                            |

### Additional Information

Date Listed September 4th, 2025

Days on Market 35

Zoning Zone 80

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Listing information last updated on October 9th, 2025 at 3:32am MDT