

## \$799,900 - 2637 64 Avenue, Rural Leduc County

MLS® #E4460969

**\$799,900**

4 Bedroom, 3.50 Bathroom, 2,680 sqft

Rural on 0.01 Acres

Churchill Meadow, Rural Leduc County, AB

**\*\*IRVINE CREEK\*\*SOUTH EDMONTON\*\***

**WALKOUT LOT\*\*FULLY**

**UPGRADED\*\*PREMIUM FINISHED\*\*OPEN**

**TO BELOW\*\*BALCONY\*\***this modern two-storey residence blends style, comfort, and thoughtful function in every detail. Its exterior showcases a rich combination of stone, board-and-batten, and horizontal siding, creating timeless curb appeal with warm architectural charm. Inside, the open-concept main floor welcomes you with abundant natural light, a spacious living area, and a chef-inspired kitchen perfect for family gatherings or entertaining guests. The elegant finishes and functional flow ensure both practicality and luxury. The upper level offers a serene primary suite with a beautifully designed ensuite and generous walk-in closet, alongside additional bedrooms and a flexible bonus space ideal for work, play, or relaxation. Large windows throughout fill the home with brightness while connecting you to the natural surroundings of this peaceful neighbourhood. a place ready to create lasting memories for years to come.



Built in 2025

### Essential Information

MLS® # E4460969

Price \$799,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,680
Acres	0.01
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2637 64 Avenue
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 2C1

### Amenities

Features	Deck
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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	Playground Nearby, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed            October 6th, 2025

Days on Market      3

Zoning                Zone 80

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