

\$899,000 - 2531 63 Avenue, Rural Leduc County

MLS® #E4465635

\$899,000

5 Bedroom, 4.00 Bathroom, 3,031 sqft
Rural on 0.13 Acres

Churchill Meadow, Rural Leduc County, AB

Welcome to Churchill Meadows, where modern elegance meets comfort. This stunning TRIPLE-CAR Garage home sits on a 34-Pocket Lot with an Exposed driveway and 6.5 ft on each side of your house. Offering over 3,000 sq.ft. above grade. Step through the grand DOUBLE Door entry into a bright open-to-above foyer leading to a spacious living area with a modern fireplace and large windows framing beautiful pond views. The chef-inspired kitchen features stainless steel appliances, granite countertops, a central island, and a spice kitchen for added convenience. A main floor bedroom with full bath is ideal for guests. Upstairs includes TWO Master Bedrooms with ensuites, Two additional bedrooms with shared bath, and a bonus room. The Balcony off the primary master offers serene pond views, completing this luxurious and functional family home in a peaceful, upscale community.

Built in 2023

Essential Information

MLS® #	E4465635
Price	\$899,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4



Square Footage	3,031
Acres	0.13
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2531 63 Avenue
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3A4

Amenities

Features	Ceiling 9 ft., Closet Organizers, Walkout Basement, See Remarks
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Back Lane, Backs Onto Lake, Flat Site, Lake View, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 11th, 2025
Days on Market	4
Zoning	Zone 80

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