

\$829,000 - 2641 63 Avenue, Rural Leduc County

MLS® #E4445565

\$829,000

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 | \$829,000 |
| 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 |
|----------|--|

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 12

Zoning Zone 80

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Listing information last updated on July 15th, 2025 at 1:32pm MDT