

## \$799,900 - 2731 63 Ave, Rural Leduc County

MLS® #E4433958

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,597 sqft

Rural on 0.12 Acres

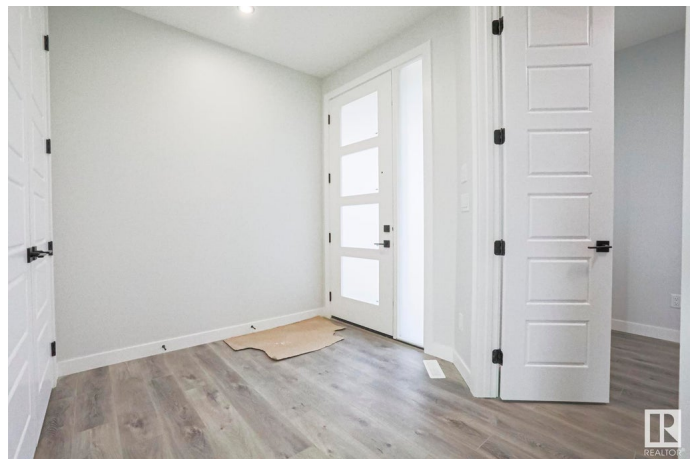
Churchill Meadow, Rural Leduc County, AB

This fully upgraded two story with a walk out to a pond is a must see! Spacious main floor includes a chef's dream kitchen and an added spice kitchen. The living room is open to above and has an electric fireplace. Main floor also boasts a den and full bath. Upper level has a nice size primary bedroom with an ensuite. Second bedroom includes a full bath ensuite. This home features an additional two spacious bedrooms and another full bath. Bonus area and a laundry are also present on the upper level. The unfinished basement walks out to a beautiful green space and pond. With an oversized double attached garage, this home is a perfect buy!

Built in 2024

### Essential Information

MLS® #	E4433958
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,597
Acres	0.12
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family



Style 2 Storey  
Status Active

### Community Information

Address 2731 63 Ave  
Area Rural Leduc County  
Subdivision Churchill Meadow  
City Rural Leduc County  
County ALBERTA  
Province AB  
Postal Code T4X 3A6

### Amenities

Features Ceiling 9 ft., Deck

### Interior

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

### Exterior

Exterior Wood  
Exterior Features No Back Lane, No Through Road, See Remarks  
Construction Wood  
Foundation Concrete Perimeter

### Additional Information

Date Listed May 1st, 2025  
Days on Market 47  
Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 2:02am MDT