

\$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	93
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 August 2nd, 2025 at 12:02am MDT