

\$745,888 - 2709 62 Ave, Rural Leduc County

MLS® #E4438623

\$745,888

4 Bedroom, 3.00 Bathroom, 2,327 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

Better Than New! 4-Bedroom Home with Spice Kitchen in Churchill Meadows, Leduc.

Welcome to this beautifully maintained 2,300+ sq ft home, just minutes from Edmonton!

Featuring 4 bedrooms and 3 full bathrooms (including a full bath & Bedroom on the MAIN FLOOR), this home is perfect for families or multi-generational living. The gourmet kitchen and SPICE kitchen boast high-end finishes and brand new LG appliances with 5-year warranty. Enjoy a cozy electric fireplace, electric window blinds, and a maintenance-free railed deck ideal for entertaining. Highlights include: Heated, oversized double garage, Water softener and filtration system, Unfinished basement with SEPARATE SIDE ENTRANCE – ideal for future in-law suite or income potential. Located in a family-friendly neighborhood close to parks, schools, and major commuter routes. Move-in ready with exceptional upgrades throughout!

Built in 2023

Essential Information

MLS® #	E4438623
Price	\$745,888
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	2,327
Acres	0.12
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2709 62 Ave
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3A5

Amenities

Features	Ceiling 10 ft., Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home
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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	Airport Nearby, Golf Nearby, No Back Lane, Playground Nearby, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 26th, 2025
Days on Market	4

Zoning

Zone 80

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Listing information last updated on May 29th, 2025 at 11:17pm MDT