Courtesy Of Kram S Sarohia And Jasmine Sarohia Of MaxWell Challenge Realty

$699,888 - 2709 62 Ave, Rural Leduc County

MLS® #E4447051

$699,888
4 Bedroom, 3.00 Bathroom, 2,327 sqft
Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

Upgraded 4-Bedroom Home with Spice Kitchen in Churchill Meadows, Leduc Welcome to this beautifully maintained 2,300+ sq ft home located in the desirable community. Designed with both style and functionality in mind, this upgraded home is perfect for families and multi-generational living. 4 spacious bedrooms & 3 full bathrooms â€“ including a main floor bedroom and full bath Gourmet kitchen with high-end finishes and brand-new LG appliances (5-year warranty) SPICE kitchen â€“ perfect for culinary enthusiasts Electric fireplace and automated window blinds for added comfort. Maintenance-free deck with railings. Unfinished basement with SEPARATE SIDE ENTRANCE â€“ ready for a future in-law suite or legal basement suite (income potential)Located in a family-friendly neighborhood close to parks, schools, and major commuter routes, this move-in-ready home combines luxury, practicality, and investment.

Built in 2023

Essential Information

MLS® #	E4447051
Price	$699,888
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

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	July 10th, 2025
Days on Market	48
Zoning	Zone 80

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