\$648,888 - 2709 62 Ave, Rural Leduc County

MLS® #E4456102

\$648,888

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

Churchill Meadow, Rural Leduc County, AB

Price cut â€" looking to sell fast- 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® # E4456102 Price \$648,888

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 September 4th, 2025

Days on Market 47

Zoning Zone 80

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