

# \$749,000 - 2304 63 Avenue, Rural Leduc County

MLS® #E4463293

**\$749,000**

5 Bedroom, 4.00 Bathroom, 2,751 sqft  
Rural on 0.11 Acres

Churchill Meadow, Rural Leduc County, AB

Brand new pre-construction home in Churchill Meadows, Leduc! This stunning two-storey offers approx. 2800 sqft of modern living space on a 30-pocket lot. Designed with 9 ft ceilings on all levels, it features an open-concept main floor with a stylish kitchen, functional spice kitchen, and two open-to-below areas that fill the home with natural light. Upstairs includes two master bedrooms with walk-in closets and ensuites, plus a spacious bonus room. The unfinished basement with a separate entrance provides great future potential. Ideally located near the airport, golf courses, shopping malls, schools, and parks – the perfect blend of space, style, and convenience.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463293  |
| Price          | \$749,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,751     |
| Acres          | 0.11      |
| Year Built     | 2025      |
| Type           | Rural     |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2304 63 Avenue     |
| Area        | Rural Leduc County |
| Subdivision | Churchill Meadow   |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0K5            |

### Amenities

|          |                                                                                                                                                                                                                                                                                                                                                                             |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, Insulation-Upgraded, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                               |
| Exterior Features | Airport Nearby, Cul-De-Sac, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks, Street Lighting, Partially Fenced |
| Construction      | Wood                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 7                  |
| 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 October 30th, 2025 at 11:02am MDT