

## \$820,000 - 2642 63 Ave, Rural Leduc County

MLS® #E4427017

**\$820,000**

6 Bedroom, 5.50 Bathroom, 2,623 sqft

Rural on 0.01 Acres

Churchill Meadow, Rural Leduc County, AB

Welcome to your dream home in the heart of CHURCHILL MEADOWS ,This stunning custom-built gem is packed with thoughtful upgrades and modern charm, making it the perfect space for families or anyone who loves to entertain. OFFERS ALL 9 FT CEILINGS,8 FT DOORS ###LEGAL RENTAL SUITE IN THE BASEMENT ###. Main floor offers Bedroom with full bath Huge main kitchen and your dream spice kitchen. Open to above living area with electric fire place and feature wall. upstairs two master bedrooms and two other good sized bedrooms with a common bath. Good size bonus room with another fire place. Huge garage will give you space to park pickup truck. Heated garage and central ac . So this 7 bed and 6 bath and three kitchens house will complete all your living needs.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427017  |
| Price          | \$820,000 |
| Bedrooms       | 6         |
| Bathrooms      | 5.50      |
| Full Baths     | 5         |
| Half Baths     | 1         |
| Square Footage | 2,623     |
| Acres          | 0.01      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 2642 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., Exercise Room, 9 ft. Basement Ceiling |
|----------|--|

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Airport Nearby, Golf Nearby, Shopping Nearby |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter                           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 80          |

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Listing information last updated on March 31st, 2025 at 8:17am MDT