

\$799,900 - 2731 63 Ave, Rural Leduc County

MLS® #E4433958

\$799,900

4 Bedroom, 4.00 Bathroom, 2,597 sqft

Rural on 0.12 Acres

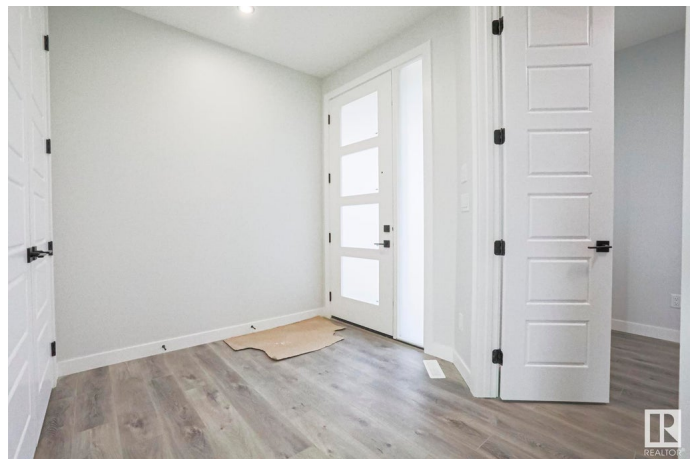
Churchill Meadow, Rural Leduc County, AB

This fully upgraded two story with a walk out to a pond is a must see! Spacious main floor includes a chef's dream kitchen and an added spice kitchen. The living room is open to above and has an electric fireplace. Main floor also boasts a den and full bath. Upper level has a nice size primary bedroom with an ensuite. Second bedroom includes a full bath ensuite. This home features an additional two spacious bedrooms and another full bath. Bonus area and a laundry are also present on the upper level. The unfinished basement walks out to a beautiful green space and pond. With an oversized double attached garage, this home is a perfect buy!

Built in 2024

Essential Information

MLS® #	E4433958
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,597
Acres	0.12
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family



Style 2 Storey
Status Active

Community Information

Address 2731 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., Deck

Interior

Interior Features ensuite bathroom
Heating Forced Air-1, Natural Gas
Fireplace Yes
Stories 2
Has Basement Yes
Basement See Remarks, Unfinished

Exterior

Exterior Wood
Exterior Features No Back Lane, No Through Road, See Remarks
Construction Wood
Foundation Concrete Perimeter

Additional Information

Date Listed May 1st, 2025
Days on Market 128
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 September 6th, 2025 at 7:17am MDT