

\$730,888 - 2709 62 Ave, Rural Leduc County

MLS® #E4441397

\$730,888

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 â€” ideal for relaxing or entertaining Heated, oversized double garage

Water softener and full home filtration system. 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® # E4441397

Price \$730,888

| | |
|----------------|------------------------|
| 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 June 9th, 2025

Days on Market 9

Zoning Zone 80

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Listing information last updated on June 18th, 2025 at 8:47am MDT