

Courtesy Of JR Caputo Of Exp Realty

## \$838,800 - 2805 63 Ave, Rural Leduc County

MLS® #E4420209

**\$838,800**

5 Bedroom, 4.00 Bathroom, 2,598 sqft

Rural on 0.11 Acres

Churchill Meadow, Rural Leduc County, AB

Step into luxury with this brand-new 5-bedroom, 4-bathroom home in the sought-after Churchill Meadows community near Edmonton. Designed for modern living, this stunning home features soaring 10-foot ceilings and a bright, open-concept layout that maximizes space and style. The heart of the home is the beautifully designed kitchen, complete with an expansive island and spacious dining nook—perfect for gatherings. A fully upgraded spice kitchen adds extra convenience for cooking enthusiasts. Upstairs, four generously sized bedrooms and three full baths provide comfort for the whole family, while the main floor bedroom and bath offer flexibility for guests or multi-generational living.

A separate basement entrance opens doors to future possibilities, while the rare walkout design leads to a breathtaking backyard retreat overlooking a picturesque water feature. With a welcoming neighborhood atmosphere and easy access to essential amenities, this home is the perfect blend of elegance, space, and practicality

Built in 2024

### Essential Information

MLS® # E4420209

Price \$838,800



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,598
Acres	0.11
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2805 63 Ave
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4P 0P5

### **Amenities**

Features	Patio, Walkout Basement
----------	-------------------------

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Playground Nearby, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	66

## 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 April 10th, 2025 at 11:32pm MDT