# \$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.



#### **Essential Information**

MLS® # E4427017 Price \$820,000

Bedrooms 6

Bathrooms 5.50

Full Baths 5

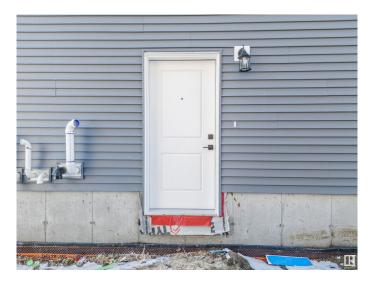
Half Baths 1

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 12

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 3rd, 2025 at 9:02pm MDT