

\$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

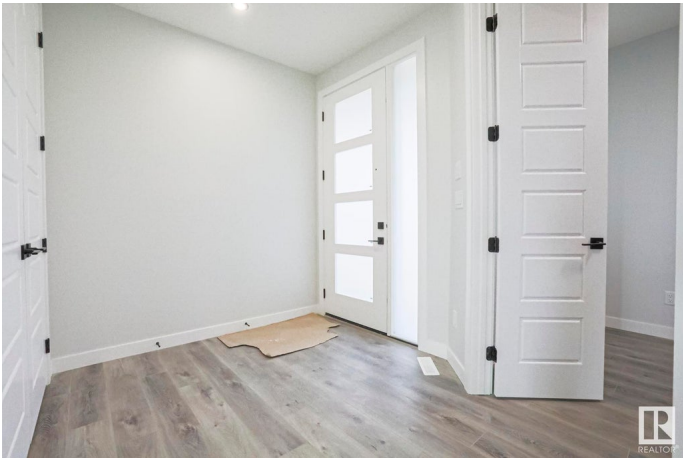
Churchill Meadow, Rural Leduc County, AB

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 | 77 |
| Zoning | Zone 80 |

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Listing information last updated on July 17th, 2025 at 1:18pm MDT