

Courtesy Of Mani Bagga Of Royal Lepage Magna

\$948,800 - 2531 63 Avenue, Rural Leduc County

MLS® #E4436443

\$948,800

5 Bedroom, 4.00 Bathroom, 2,960 sqft

Rural on 0.13 Acres

Churchill Meadow, Rural Leduc County, AB

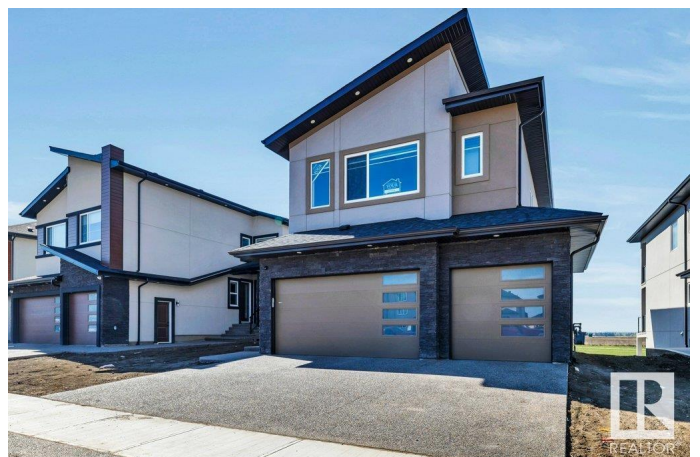
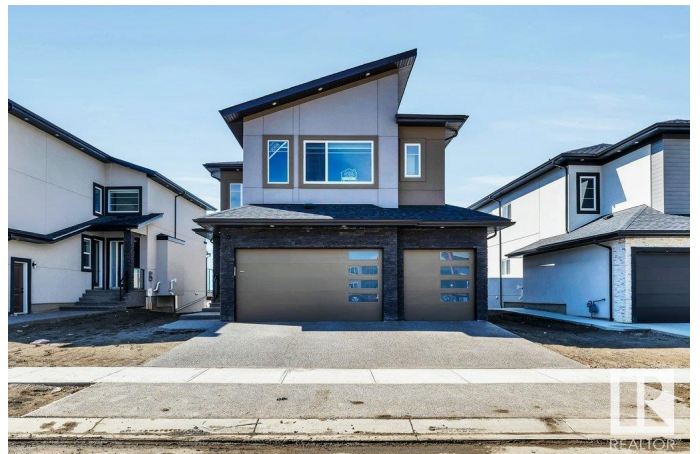
Welcome to Leduc County! Enjoy refined living in this almost-new luxury home of over 2,959 sqft A.G. nestled in Churchill Meadows! Offering 5 spacious bedrooms & 4 elegant bathrooms, this home is designed for comfortable family living. The open-concept main floor features the living room framed by stunning picture windows that offer breathtaking LAKE VIEWS. Complete w/ a modern fireplace & bedroom! The gourmet chef's kitchen features stainless steel appliances, modern cabinetry, GRANITE COUNTER TOPS, central island/BREAKFAST NOOK & SPICE KITCHEN!. Enjoy meals in the formal dining area, which opens onto a sleek glass & metal deck. Upstairs offers a BONUS ROOM, 5 bdrms & 4 baths. The primary bedroom ensuite offers a double vanity, soaker tub, WIC & PRIVATE BALCONY offering panoramic LAKE VIEW and GREEN VIEWS! upgraded lightin & a convenient EXPOSED DRIVE WAY! The WALKOUT BASEMENT boasting over 1,227 sqft. presents endless possibilities for luxury living w/ scenic lake views! Nature-inspired luxury!

Built in 2024

Essential Information

MLS® #

E4436443



Price	\$948,800
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,960
Acres	0.13
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2531 63 Avenue
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0P5

Amenities

Features	Ceiling 10 ft., Closet Organizers, Walkout Basement, See Remarks
Parking Spaces	6

Interior

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

Exterior

Exterior	Wood
Exterior Features	Back Lane, Backs Onto Lake, Flat Site, Lake View, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed May 14th, 2025

Days on Market 29

Zoning Zone 80

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Listing information last updated on June 12th, 2025 at 2:02am MDT