\$765,000 - 2303 63 Avenue, Rural Leduc County

MLS® #E4456279

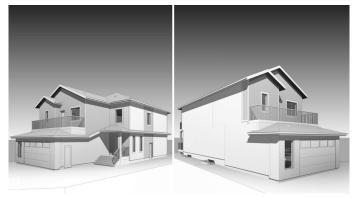
\$765,000

4 Bedroom, 4.50 Bathroom, 2,510 sqft Rural on 0.13 Acres

Churchill Meadow, Rural Leduc County, AB

Be the very first to call this stunning 2,510 sq. ft. fully custom 2-storey home your own! Located on a desirable corner lot in Nisku, this brand-new build is set for completion in November 2025 and is loaded with show-stopping features. From the moment you walk in, you will be wowed by soaring 9 ft ceilings on every level and two dramatic open-to-below spaces that flood the home with light. The main floor offers a full bedroom and bathroom, a powder room, sleek tiled flooring, and a chef's dream kitchen with a spice kitchen. Upstairs, enjoy two master retreats with spa-inspired 5-piece ensuites and two private balconies. With a side entrance for future suite potential and a layout built to impress, this home truly has it all. Just minutes from RedTail Landing Golf Club, the Premium Outlet Collection, parks, schools, and with quick access to Highway 2 and 625, commuting is easy. Seize the opportunity to own a one-of-a-kind, never-lived-in custom home where luxury and comfort are waiting for you.







Built in 2025

Essential Information

MLS®#

E4456279

Price

\$765,000

Bedrooms 4

Bathrooms 4.50

Full Baths 4

Half Baths 1

Square Footage 2,510

Acres 0.13

Year Built 2025

Type Rural

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 2303 63 Avenue

Area Rural Leduc County

Subdivision Churchill Meadow

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 3A6

Amenities

Features Ceiling 9 ft.

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood

Exterior Features Airport Nearby, Corner Lot

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed September 5th, 2025

Days on Market 4

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 September 9th, 2025 at 5:32pm MDT