# \$755,000 - 2420 63 Avenue, Rural Leduc County

MLS® #E4456308

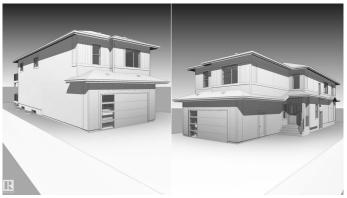
# \$755,000

4 Bedroom, 4.50 Bathroom, 2,605 sqft Rural on 0.13 Acres

Churchill Meadow, Rural Leduc County, AB

Step into 2,605 sq. ft. of modern luxury with this never occupied custom-built 2-storey corner lot home designed for comfort and convenience. The main floor showcases 9 ft ceilings, an open-to-below design, and oversized windows that fill the space with natural light. The gourmet kitchen is a showstopper with a large island and expansive spice kitchen, flowing into a bright dining area perfect for hosting family gatherings. The living room features a cozy fireplace, creating the ideal spot to relax in the evenings. A main floor bedroom with a full bath plus an additional powder room make this level both functional and versatile. Upstairs you will find four spacious bedrooms, including a primary suite with a spa-inspired 5-piece ensuite and walk-in closet, along with two more full baths. The unfinished basement with side entrance offers endless potential for a quest suite, gym, or entertainment space. Outside, enjoy the covered deck and the privacy of a corner lot. Located minutes from the airport.







Built in 2025

### **Essential Information**

MLS® # E4456308 Price \$755,000

Bedrooms 4

Bathrooms 4.50

Full Baths 4

Half Baths 1

Square Footage 2,605

Acres 0.13

Year Built 2025

Type Rural

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 2420 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.

Parking Spaces 4

### 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 5:17pm MDT