

# \$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

Fully upgraded two story with walk out to a pond is a must see. Spacious main floor with chef,s dream kitchen with a added spice kitcen. Open to above living room with electric fireplace. Mian floor also boasts a den and full bath. Upper level has a nice size primary bedroom with an ensuite. Second bedroom with a full bath ensuite. Two more spacious bedrooms with another full bath. Bonus area and laundry on upper level. Basement is not finished but walks out to a beautiful green space and pond. Oversized double attached garage makes this home 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 | 2             |
| Zoning         | Zone 80       |

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Listing information last updated on May 3rd, 2025 at 3:47pm MDT