

\$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 guest 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 40

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 October 15th, 2025 at 4:47am MDT