

## \$799,900 - 2637 64 Avenue, Rural Leduc County

MLS® #E4460969

**\$799,900**

4 Bedroom, 3.50 Bathroom, 2,680 sqft

Rural on 0.01 Acres

Churchill Meadow, Rural Leduc County, AB

**\*\*IRVINE CREEK\*\*SOUTH EDMONTON\*\***

**WALKOUT LOT\*\*FULLY**

**UPGRADED\*\*PREMIUM FINISHED\*\*OPEN**

**TO BELOW\*\*BALCONY\*\***this modern two-storey residence blends style, comfort, and thoughtful function in every detail. Its exterior showcases a rich combination of stone, board-and-batten, and horizontal siding, creating timeless curb appeal with warm architectural charm. Inside, the open-concept main floor welcomes you with abundant natural light, a spacious living area, and a chef-inspired kitchen perfect for family gatherings or entertaining guests. The elegant finishes and functional flow ensure both practicality and luxury. The upper level offers a serene primary suite with a beautifully designed ensuite and generous walk-in closet, alongside additional bedrooms and a flexible bonus space ideal for work, play, or relaxation. Large windows throughout fill the home with brightness while connecting you to the natural surroundings of this peaceful neighbourhood. a place ready to create lasting memories for years to come.



Built in 2025

### Essential Information

MLS® # E4460969

Price \$799,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,680                  |
| Acres          | 0.01                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2637 64 Avenue     |
| Area        | Rural Leduc County |
| Subdivision | Churchill Meadow   |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 2C1            |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood                                        |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Construction      | Wood                                        |
| Foundation        | Concrete Perimeter                          |

### Additional Information

Date Listed            October 6th, 2025

Days on Market      13

Zoning                Zone 80

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Listing information last updated on October 19th, 2025 at 1:02am MDT