

## \$799,000 - 2641 63 Avenue, Rural Leduc County

MLS® #E4461868

**\$799,000**

5 Bedroom, 4.00 Bathroom, 2,518 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

Walkout || Backing onto Pond || This stunning home is fully upgraded and ready to move in, offering a perfect blend of elegance and functionality. The main floor features two grand living rooms, each with its own soaring open-to-below ceiling, creating a bright and spacious ambiance. A main-floor bedroom with a full ensuite bath adds exceptional convenience for guests. Upstairs, youâ€™™ll find four generously sized bedrooms, each with its own ensuite bathroomâ€™™a rare and luxurious feature for growing families. Every detail has been thoughtfully designed to maximize comfort and style. Located just 10â€™™12 minutes from the airport and close to major amenities, this home combines modern living with everyday practicality. Plus, a bilingual school bus stops right at your doorstep for added ease. Donâ€™™t miss this rare opportunity to own a premium walkout lot that offers breathtaking pond views, luxury finishes, and unbeatable valueâ€™™a true gem in one of the most des

Built in 2024

### Essential Information

MLS® # E4461868

Price \$799,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,518                  |
| Acres          | 0.12                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2641 63 Avenue     |
| Area        | Rural Leduc County |
| Subdivision | Churchill Meadow   |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3A6            |

### Amenities

|          |                                 |
|----------|---------------------------------|
| Features | No Animal Home, No Smoking Home |
|----------|---------------------------------|

### 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     |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 80            |

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Listing information last updated on October 19th, 2025 at 1:17am MDT