

## \$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

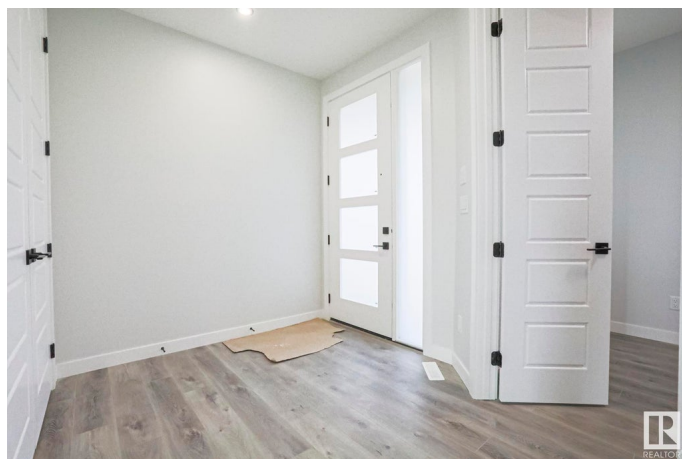
Churchill Meadow, Rural Leduc County, AB

This fully upgraded two story with a walk out to a pond is a must see! Spacious main floor includes a chef's dream kitchen and an added spice kitchen. The living room is open to above and has an electric fireplace. Main floor also boasts a den and full bath. Upper level has a nice size primary bedroom with an ensuite. Second bedroom includes a full bath ensuite. This home features an additional two spacious bedrooms and another full bath. Bonus area and a laundry are also present on the upper level. The unfinished basement walks out to a beautiful green space and pond. With an oversized double attached garage, this home is 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
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### 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	46
Zoning	Zone 80

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Listing information last updated on June 16th, 2025 at 1:47pm MDT