

Courtesy Of Raman Gakhal Of Venus Realty

## \$820,000 - 2635 63 Avenue, Rural Leduc County

MLS® #E4422301

**\$820,000**

3 Bedroom, 3.00 Bathroom, 2,308 sqft

Rural on 0.05 Acres

Churchill Meadow, Rural Leduc County, AB

Welcome to this exceptional home under construction in the highly sought-after Churchill Meadows neighborhood. Step inside and be greeted by open to above concept, a main-floor bedroom and bath which provide added versatility, perfect for guests, extended family, or a home office. The chef-inspired kitchen features a large, central island and an upgraded SPICE KITCHEN, ideal for culinary enthusiasts who enjoy preparing gourmet meals. The adjoining dining nook creates a warm, inviting space to gather with family and friends. Upstairs, you'll find 3 generously sized bedrooms, a bonus room and 2 beautifully appointed baths, including a private master retreat. This home's standout feature is its rare walkout basement, which opens up to breathtaking views. The separate basement entrance offers endless possibilities.

Located just moments from essential amenities, schools, parks, and major roads, this home offers the perfect combination of convenience and tranquility.

Built in 2025

### Essential Information

MLS® # E4422301

Price \$820,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	2,308
Acres	0.05
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2635 63 Avenue
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T9E 0Z3

### **Amenities**

Features	See Remarks
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	50
Zoning	Zone 80

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Listing information last updated on April 11th, 2025 at 7:17am MDT