

\$769,900 - 2340 63 Avenue, Rural Leduc County

MLS® #E4457857

\$769,900

5 Bedroom, 4.00 Bathroom, 2,572 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

Presenting a stunning 2-storey home with 2,572 sq. ft. of refined living in the sought-after Churchill Meadows community. Designed with an open-to-below great room, 9 ft ceilings, premium finishes, 8 ft doors and an electric fireplace, the home features a CHEF INSPIRED kitchen with ceiling-height cabinetry, a central island and a walkthrough SPICE kitchen. Offering 5 bedrooms and 4 full bathrooms, including a main-floor bedroom and bath, plus a functional mudroom. The upper level offers a spacious master suite with a luxurious 5-pc ensuite and walk-in closet, along with another bedroom featuring its own 3-pc ensuite and walk-in closet as well. Two additional bedrooms, a full bathroom, and a large bonus room complete the upstairs layout. The bright basement with a separate entrance provides excellent potential for future development. This property is under construction, and the builder is flexible enough to offer your choice of desirable flooring and paint selections - personalize it to your taste today!

Built in 2025

Essential Information

MLS® # E4457857

Price \$769,900



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,572
Acres	0.12
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2340 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., No Animal Home, No Smoking Home, HRV System
----------	--

Interior

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

Exterior

Exterior	Concrete
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Shopping Nearby
Construction	Concrete
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 15th, 2025
Days on Market	17

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 2nd, 2025 at 1:32pm MDT