# \$799,900 - 2731 63 Ave, Rural Leduc County

MLS® #E4433958

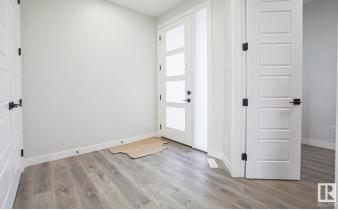
#### \$799,900

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
Туре	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	79
Zoning	Zone 80

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Listing information last updated on July 19th, 2025 at 9:17am MDT