

## \$838,800 - 2805 63 Ave, Rural Leduc County

MLS® #E4420209

**\$838,800**

5 Bedroom, 4.00 Bathroom, 2,598 sqft

Rural on 0.11 Acres

Churchill Meadow, Rural Leduc County, AB

Step into luxury with this brand-new 5-bedroom, 4-bathroom home in the sought-after Churchill Meadows community near Edmonton. Designed for modern living, this stunning home features soaring 10-foot ceilings and a bright, open-concept layout that maximizes space and style. The heart of the home is the beautifully designed kitchen, complete with an expansive island and spacious dining nook—perfect for gatherings. A fully upgraded spice kitchen adds extra convenience for cooking enthusiasts. Upstairs, four generously sized bedrooms and three full baths provide comfort for the whole family, while the main floor bedroom and bath offer flexibility for guests or multi-generational living.

A separate basement entrance opens doors to future possibilities, while the rare walkout design leads to a breathtaking backyard retreat overlooking a picturesque water feature. With a welcoming neighborhood atmosphere and easy access to essential amenities, this home is the perfect blend of elegance, space, and practicality.

Built in 2024

### Essential Information

MLS® # E4420209

Price \$838,800



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,598
Acres	0.11
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2805 63 Ave
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4P 0P5

### Amenities

Features	Patio, Walkout Basement
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Playground Nearby, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 4th, 2025
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Days on Market 88

Zoning Zone 80

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