

Courtesy Of Sant P Sharma Of MaxWell Polaris

## **\$819,000 - 2642 63 Avenue, Rural Leduc County**

MLS® #E4415707

**\$819,000**

7 Bedroom, 5.50 Bathroom, 2,497 sqft

Rural on 0.10 Acres

Churchill Meadow, Rural Leduc County, AB

Welcome to your dream home in the heart of CHURCHILL MEADOWS ,This stunning custom-built gem is packed with thoughtful upgrades and modern charm, making it the perfect space for families or anyone who loves to entertain. OFFERS ALL 9 FT CEILINGS,8 FT DOORS ###LEGAL SUITE IN THE BASEMENT ###. Main floor offers Bedroom with full bath Huge main kitchen and your dream spice kitchen. Open to above living area with electric fire place and feature wall. upstairs two master bedrooms and two other good sized bedrooms with a common bath. Good size bonus room with another fire place. Huge garage will give you space to park pickup truck. Heated garage and central ac will be installed by builder. So this 7 bed and 6 bath and three kitchens house will complete all your living needs.



Built in 2024

### **Essential Information**

MLS® #	E4415707
Price	\$819,000
Bedrooms	7
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	2,497

Acres	0.10
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2642 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.
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Airport Nearby, Golf Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 10th, 2024
Days on Market	94
Zoning	Zone 80

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Listing information last updated on March 14th, 2025 at 6:47pm MDT