

Courtesy Of Sandy Kahlon Of RE/MAX Excellence

## \$779,900 - 2316 63 Avenue, Rural Leduc County

MLS® #E4453829

**\$779,900**

5 Bedroom, 3.00 Bathroom, 2,533 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

Presenting a meticulously designed 2-storey residence offering approx 2500 sq. ft. of refined living space in the desirable community of Churchill Meadows. This property showcases an open-to-above great room with an electric fireplace, chef-inspired kitchen with ceiling-height cabinetry, a central island, and a walkthrough spice kitchen for added functionality. The main floor also includes a versatile den with full bathroom, and a well-appointed mudroom. The upper level features a spacious master suite complete with a spa-like ensuite and walk-in closet, three additional bedrooms, a full bathroom, and a generous bonus room ideal for family nights in. The basement offers abundant natural light and a separate entrance, providing excellent potential for future development. Enhanced with premium finishes, engineered structural components, MDF shelving, and expansive windows, this home delivers a perfect balance of elegance and practicality. Property is under construction-choose your finishes today!

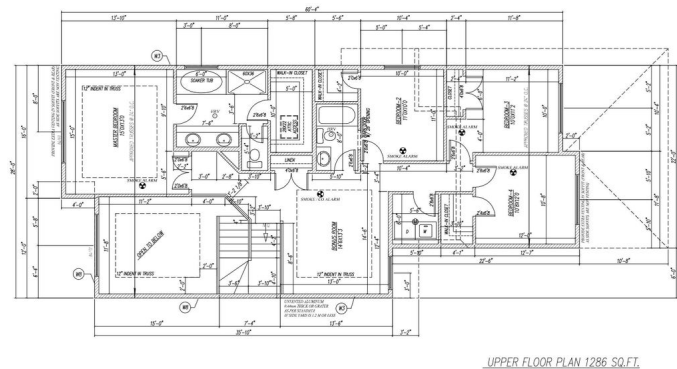
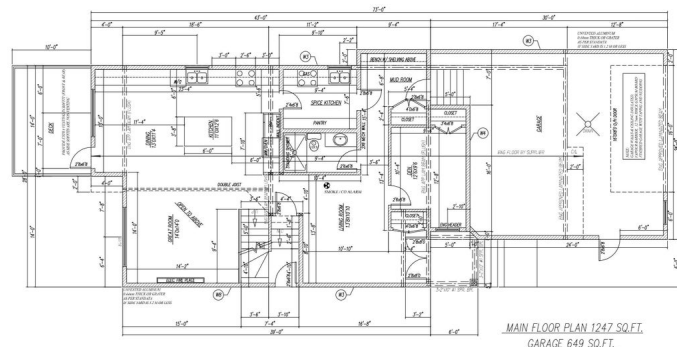
Built in 2025

### Essential Information

MLS® # E4453829

Price \$779,900

Bedrooms 5



UPPER FLOOR PLAN 1286 SQ.FT.

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,533                  |
| Acres          | 0.12                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2316 63 Avenue     |
| Area        | Rural Leduc County |
| Subdivision | Churchill Meadow   |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3A4            |

### Amenities

|          |                               |
|----------|-------------------------------|
| Features | Ceiling 10 ft., Ceiling 9 ft. |
|----------|-------------------------------|

### Interior

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

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 80                |
| 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 November 8th, 2025 at 7:32pm MST