

# \$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

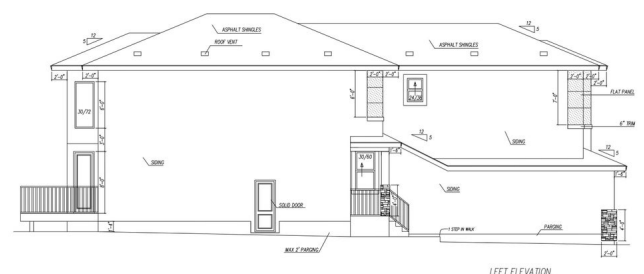
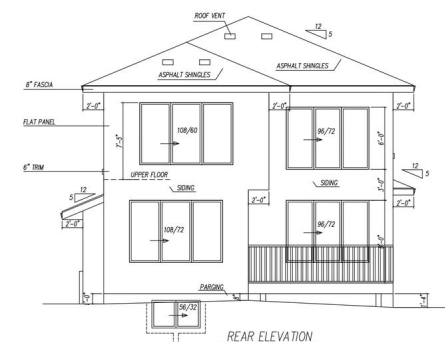
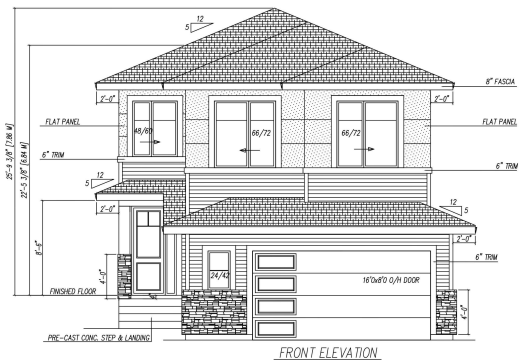
Presenting a stunning 2-storey home with 2,572 sq. ft. of refined living in the sought-after Churchill Meadows community. Designed with an open-to-below great room, 9 ft ceilings, premium finishes, 8 ft doors and an electric fireplace, the home features a CHEF INSPIRED kitchen with ceiling-height cabinetry, 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
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 September 15th, 2025 at 6:32pm MDT