# \$829,000 - 2810 63 Ave, Rural Leduc County

MLS® #E4430104

#### \$829,000

5 Bedroom, 4.00 Bathroom, 2,818 sqft Rural on 0.06 Acres

Churchill Meadow, Rural Leduc County, AB

Experience the perfect blend of modern living and rural charm with this stunning pre-construction home, ready in 2024. This property offers a double detached garage, durable vinyl exterior, and endless potential with a full unfinished basement. Enjoy year-round comfort with natural gas heating and the convenience of municipal services. Located minutes from schools, shopping, and playgrounds, this home combines tranquility with easy access to urban amenities. Make your dream lifestyle a reality—don't miss this rare opportunity!



#### **Essential Information**

MLS® # E4430104

Price \$829,000

Bedrooms 5

Bathrooms 4.00

Full Baths 4

Square Footage 2,818

Acres 0.06

Year Built 2024

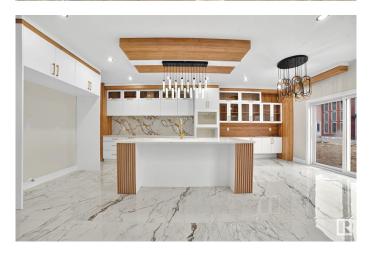
Type Rural

Sub-Type Detached Single Family

Style 2 Storey
Status Active







## **Community Information**

Address 2810 63 Ave

Area Rural Leduc County
Subdivision Churchill Meadow
City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 0P5

#### **Amenities**

Features See Remarks

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood

Exterior Features Playground Nearby, Schools, Shopping Nearby, See Remarks

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 20

Zoning Zone 80

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Listing information last updated on April 30th, 2025 at 6:47am MDT