# \$739,900 - 2641 62 Avenue, Rural Leduc County

MLS® #E4431673

#### \$739,900

5 Bedroom, 4.50 Bathroom, 2,638 sqft Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

2638 SQ.FT, a perfect blend of Style, Space, and Functionality! REGULAR 28 POCKET LOT, 5 Bedrooms, 4.5 Bath, (including 4 EN-SUITES), TWO SEPARATE LIVING AREAS + BONUS ROOM, Open to above design, MAIN FLOOR BEDROOM WITH FULL BATH, SPICE KITCHEN, Deck with glass railing, FINISHED & PAINTED GARAGE, Electric Fireplace, LED Lighting & Modern Finishing, ALL FLOORS 9-FT CEILING, AND LOT MORE!! Unfinished basement with Permit & Side Entrance, ready for future development! Facing luxury estate homes, adding prestige & value to the location. Close to airport, schools, shopping & recreation.



#### **Essential Information**

MLS® # E4431673 Price \$739,900

Bedrooms 5

Bathrooms 4.50 Full Baths 4

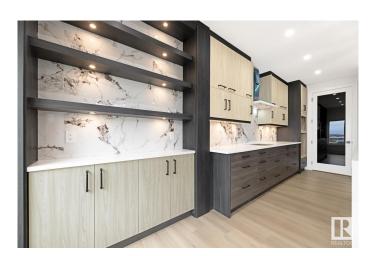
Half Baths 1

Square Footage 2,638

Acres 0.12

Year Built 2024

Type Rural







Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 2641 62 Avenue

Area Rural Leduc County

Subdivision Churchill Meadow

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 3A5

#### **Amenities**

Features Ceiling 9 ft., Deck, Guest Suite, See Remarks, Natural Gas BBQ

Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Fireplace Yes Stories 2

Has Basement Yes

Basement See Remarks, Unfinished

### **Exterior**

Exterior Wood

Exterior Features Airport Nearby, Playground Nearby, See Remarks

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 18th, 2025

Days on Market 60

Zoning Zone 80

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Listing information last updated on June 16th, 2025 at 9:31pm MDT