

\$745,000 - 2414 63 Avenue, Rural Leduc County

MLS® #E4456303

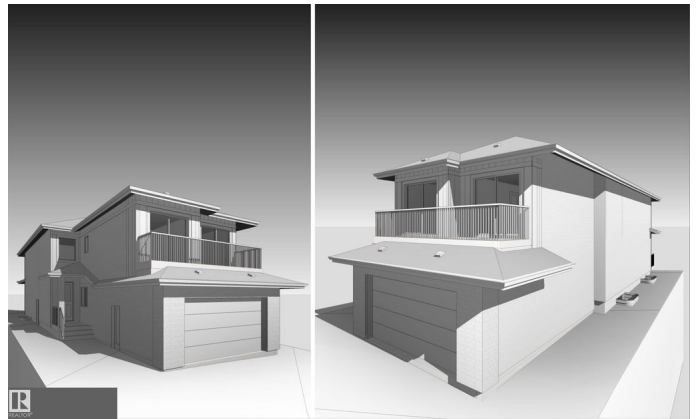
\$745,000

4 Bedroom, 4.00 Bathroom, 2,556 sqft

Rural on 0.13 Acres

Churchill Meadow, Rural Leduc County, AB

Be the very first to own this 2,256 sq ft brand-new, never lived in home. Still under construction, this stunning 2-storey offers soaring 9 ft ceilings on the main floor, an open-to-below design, and a bright open concept layout perfect for families. The chef's kitchen features a large island, modern finishes, and a convenient spice kitchen, while the living room showcases a cozy fireplace. A main floor bedroom with a full bath provides flexibility for guests or family. Upstairs you will find four bedrooms including a luxurious primary suite with a 5-piece spa-inspired ensuite and walk-in closet, plus two bedrooms with access to their own private balconies, perfect for quiet mornings or evening reading. The unfinished basement with side entrance is ready for your ideas, whether a guest suite or recreation space, and outside you can enjoy a covered deck for year-round use. Ideally located just minutes from Edmonton International Airport, Premium Outlet Mall, schools and major highways.



Built in 2025

Essential Information

MLS® # E4456303

Price \$745,000

Bedrooms 4

Bathrooms	4.00
Full Baths	4
Square Footage	2,556
Acres	0.13
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2414 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.
Parking Spaces	4

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
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 5th, 2025
Days on Market	48

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 October 23rd, 2025 at 11:32am MDT