

# \$755,000 - 2420 63 Avenue, Rural Leduc County

MLS® #E4456308

## \$755,000

4 Bedroom, 4.50 Bathroom, 2,605 sqft  
Rural on 0.13 Acres

Churchill Meadow, Rural Leduc County, AB

Step into 2,605 sq. ft. of modern luxury with this never occupied custom-built 2-storey corner lot home designed for comfort and convenience. The main floor showcases 9 ft ceilings, an open-to-below design, and oversized windows that fill the space with natural light. The gourmet kitchen is a showstopper with a large island and expansive spice kitchen, flowing into a bright dining area perfect for hosting family gatherings. The living room features a cozy fireplace, creating the ideal spot to relax in the evenings. A main floor bedroom with a full bath plus an additional powder room make this level both functional and versatile. Upstairs you will find four spacious bedrooms, including a primary suite with a spa-inspired 5-piece ensuite and walk-in closet, along with two more full baths. The unfinished basement with side entrance offers endless potential for a guest suite, gym, or entertainment space. Outside, enjoy the covered deck and the privacy of a corner lot. Located minutes from the airport.



Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4456308  |
| Price    | \$755,000 |
| Bedrooms | 4         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,605                  |
| Acres          | 0.13                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2420 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, Corner Lot |
| Construction      | Wood                       |
| Foundation        | Concrete Perimeter         |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
|-------------|---------------------|

Days on Market 49

Zoning Zone 80

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