

**\$949,900 - 2734 64 Avenue, Rural Leduc County**

MLS® #E4456703

**\$949,900**

5 Bedroom, 4.00 Bathroom, 2,859 sqft

Rural on 0.01 Acres

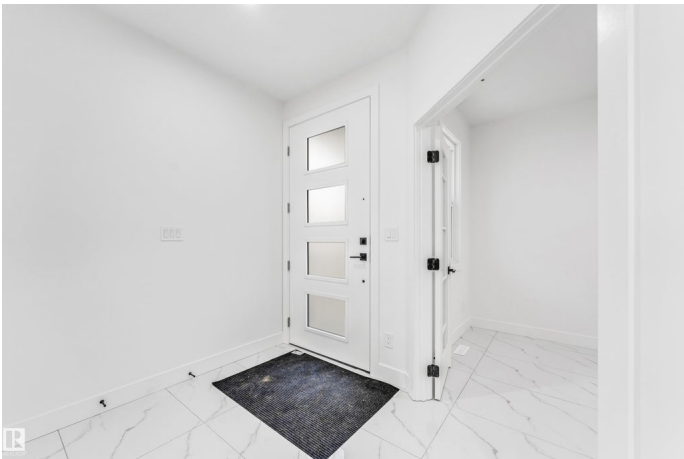
Churchill Meadow, Rural Leduc County, AB

**\*\*WALKOUT HOUSE\*\*TRIPPLE GARAGE\*\*CHURCHILL MEADOWS\*\***From the moment you arrive, the striking exterior combines stone, wood accents, and clean lines that make an impressive first impression. Inside, the open layout flows seamlessly, offering a perfect balance of comfort and sophistication. The main level is tailored for both everyday living and entertaining, featuring a welcoming great room, a chef-inspired kitchen, and a spacious dining area filled with natural light. A private den provides flexibility for work or quiet retreat, while a well-planned mudroom adds convenience for busy households. Upstairs, youâ€™™ll find generously sized bedrooms, including a luxurious ownerâ€™™s suite with a spa-inspired ensuite and walk-in closet. A bonus room offers additional space for relaxation or family activities, and the upper laundry adds modern practicality. a layout that suits todayâ€™™s lifestyle, this home is a perfect blend of style and function.

Built in 2025

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4456703  |
| Price    | \$949,900 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,859                  |
| Acres          | 0.01                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2734 64 Avenue     |
| Area        | Rural Leduc County |
| Subdivision | Churchill Meadow   |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 2C1            |

### Amenities

|          |                                                                                    |
|----------|------------------------------------------------------------------------------------|
| Features | Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home |
|----------|------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood                                        |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Construction      | Wood                                        |
| Foundation        | Concrete Perimeter                          |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 8th, 2025 |
|-------------|---------------------|

Days on Market 45

Zoning Zone 80

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Listing information last updated on October 23rd, 2025 at 4:02pm MDT