

\$849,000 - 2817 63 Avenue, Rural Leduc County

MLS® #E4464574

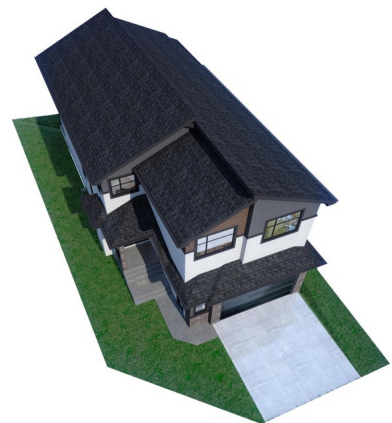
\$849,000

5 Bedroom, 4.00 Bathroom, 2,875 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

This pre-construction home is thoughtfully designed to combine functionality, luxury, & modern elegance. Spanning approximately 2,900 sq. ft., it features 9, 10, & 20 ft ceilings, stunning feature walls & ceilings, & 2 grand open-to-above with 2 living areas that floods the home with natural light & offers beautiful park views. The main floor includes a full bedroom & bath, ideal for guests or multi-generational living, along with a chef-inspired kitchen boasting ceiling-high cabinets, quartz countertops, & a fully equipped spice kitchen perfect for those who love to cook & entertain. Sophisticated finishes such as tiled & vinyl flooring, a designer fireplace wall, & a deck overlooking the green-space add an extra layer of elegance & comfort. The separate entrance offers endless potential, whether you envision a legal suite, gym, or entertainment area. Nestled in a serene location just 10 minutes from Costco, Walmart, YEG International Airport, bilingual schools, & all amenities.



Built in 2025

Essential Information

MLS® # E4464574

Price \$849,000

Bedrooms 5

Bathrooms	4.00
Full Baths	4
Square Footage	2,875
Acres	0.12
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2817 63 Avenue
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3A6

Amenities

Features	Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Stream/Pond, See Remarks, Street Lighting, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed November 3rd, 2025
Days on Market 6
Zoning Zone 80

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