

## \$765,000 - 2303 63 Avenue, Rural Leduc County

MLS® #E4456279

### \$765,000

4 Bedroom, 4.50 Bathroom, 2,510 sqft

Rural on 0.13 Acres

Churchill Meadow, Rural Leduc County, AB

Be the very first to call this stunning 2,510 sq. ft. fully custom 2-storey home your own! Located on a desirable corner lot in Nisku, this brand-new build is set for completion in November 2025 and is loaded with show-stopping features. From the moment you walk in, you will be wowed by soaring 9 ft ceilings on every level and two dramatic open-to-below spaces that flood the home with light. The main floor offers a full bedroom and bathroom, a powder room, sleek tiled flooring, and a chef's dream kitchen with a spice kitchen. Upstairs, enjoy two master retreats with spa-inspired 5-piece ensuites and two private balconies. With a side entrance for future suite potential and a layout built to impress, this home truly has it all. Just minutes from RedTail Landing Golf Club, the Premium Outlet Collection, parks, schools, and with quick access to Highway 2 and 625, commuting is easy. Seize the opportunity to own a one-of-a-kind, never-lived-in custom home where luxury and comfort are waiting for you.

Built in 2025

### Essential Information

MLS® # E4456279

Price \$765,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,510                  |
| Acres          | 0.13                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2303 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. |
|----------|---------------|

### 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 52

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 27th, 2025 at 6:32pm MDT