

\$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 4

Zoning Zone 80

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