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

MLS® #E4456308

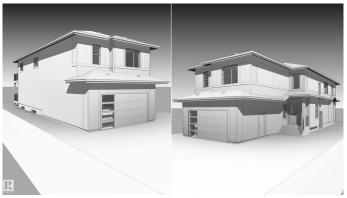
\$755,000

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 quest 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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Listing information last updated on September 9th, 2025 at 12:02pm MDT