

Courtesy Of Sandy Kahlon Of RE/MAX Excellence

\$779,900 - 2322 63 Avenue, Rural Leduc County

MLS® #E4453838

\$779,900

5 Bedroom, 4.00 Bathroom, 2,582 sqft

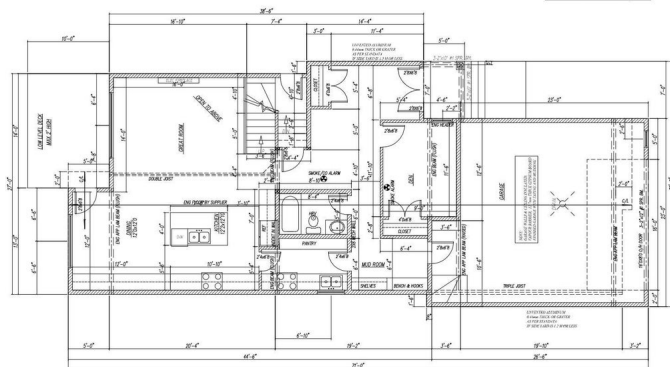
Rural on 0.10 Acres

Churchill Meadow, Rural Leduc County, AB

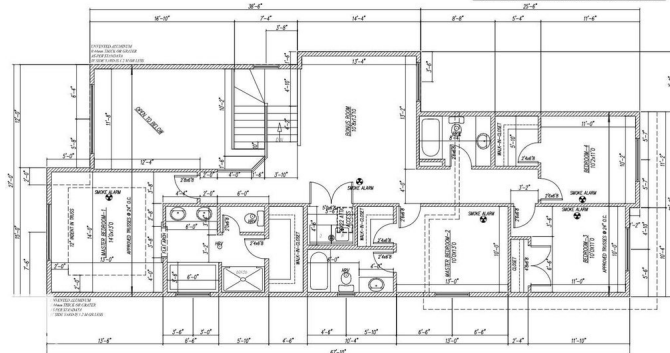
Presenting a meticulously designed 2-storey residence offering approx. 2600 sq. ft. of luxury living space in the vibrant community of Churchill Meadows. 5 BEDROOMS and 4 FULL BATHROOMS. Showcasing an open-concept layout with premium structural engineering and future-ready provisions. The main floor consists of a spacious great room with electric fireplace on an elegant feature wall, a chef-inspired kitchen with a central island and walkthrough SPICE KITCHEN and pantry, a main floor bedroom w/ full bathroom, and a mudroom with built-in bench and hooks. Primary bedroom with 5-piece ensuite, 2nd master w/ensuite, 2 additional bedrooms share a 4-piece washroom. Generous sized bonus room. SEPERATE SIDE ENTRANCE to the bsmt. Plenty of upgrades include, custom cabinetry, quartz counter tops, premium lighting, 3 gas lines, MDF shelving throughout, plus much more. Close to Edmonton Airport and amenities. Property is under construction-choose your finishes today!



MAIN FLOOR PLAN 1191 SQ.FT.
GARAGE 579 SQ.FT.



UPPER FLOOR PLAN 1391 SQ.FT.



Built in 2025

Essential Information

MLS® # E4453838

Price \$779,900

Bedrooms 5

Bathrooms	4.00
Full Baths	4
Square Footage	2,582
Acres	0.10
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2322 63 Avenue
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3A6

Amenities

Features	Ceiling 10 ft., Ceiling 9 ft.
Parking Spaces	4

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	Golf Nearby, Playground Nearby, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 20th, 2025
-------------	-------------------

Days on Market 19

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 September 8th, 2025 at 9:31am MDT