

\$918,000 - 2507 63 Avenue, Rural Leduc County

MLS® #E4420033

\$918,000

5 Bedroom, 4.00 Bathroom, 3,010 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

Triple garage, walkout backing onto a scenic lake! This 3,000 sqft home offers 5 beds, 4 baths, and a grand double-door entry. The main floor features a full bedroom with a W/I closet & ensuite, a stunning open-to-above living area with a feature wall. 9-ft ceilings. The extended kitchen boasts a waterfall island and a massive spice kitchen. Family area with fireplace & feature wall. Upstairs with glass railing you will bonus room. the primary suite impresses with a feature wall, private balcony, 5-piece ensuite & huge W/I closet. A second primary suite includes an ensuite & feature wall, while two more bedrooms share a Jack & Jill bath. Upper-level laundry adds convenience. The unfinished walkout basement with a separate entrance offers suite potential. Located just 8 minutes from Beaumont, under 20 minutes to the airport, and close to the Henday, this home perfectly blends luxury and accessibility.

Built in 2024

Essential Information

MLS® #	E4420033
Price	\$918,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4



Square Footage	3,010
Acres	0.12
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2507 63 Avenue
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3A4

Amenities

Features	Ceiling 9 ft., Walkout Basement
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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, Backs Onto Lake
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 1st, 2025
Days on Market	69
Zoning	Zone 80

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Listing information last updated on April 11th, 2025 at 12:02pm MDT