

Courtesy Of Mickey Duhra Of Initia Real Estate

\$779,000 - 2641 62 Ave, Rural Leduc County

MLS® #E4422488

\$779,000

5 Bedroom, 4.50 Bathroom, 2,638 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

Welcome to this spectacular 2638 SQ.FT. residence, where Modern Elegance meets Exceptional Functionality! - REGULAR 28 POCKET LOT - 5 BEDROOMS, 5 BATHS, 2 SEPARATE LIVING AREAS + BONUS ROOM - 4 EN-SUITES, INCLUDING A LUXURIOUS PRIMARY SUITE - MAIN FLOOR BEDROOM WITH FULL BATH - OPEN-TO-ABOVE DESIGN FOR AN AIRY FEEL - 9-FOOT CEILINGS ON ALL FLOORS, INCLUDING BASEMENT - CHEF'S SPICE KITCHEN - DECK WITH GLASS RAILING - TRIPLE PANE WINDOWS - ELECTRIC FIREPLACE - LED LIGHTING & MODERN KITCHEN - FINISHED & PAINTED GARAGE WITH FLOOR DRAIN - SEPARATE ENTRANCE TO BASEMENT FOR FUTURE DEVELOPMENT (includes an APPROVED BASEMENT PLAN WITH PERMIT) - FACING LUXURY ESTATE HOMES, ADDING PRESTIGE & VALUE TO THE LOCATION! - PRIME LOCATION NEAR AIRPORT, SCHOOLS, SHOPPING & RECREATION

Built in 2024

Essential Information

MLS® # E4422488

Price \$779,000

Bedrooms 5



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,638
Acres	0.12
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2641 62 Ave
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3A5

Amenities

Features	Ceiling 9 ft., Deck, Guest Suite, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
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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	Airport Nearby, Playground Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed February 21st, 2025

Days on Market 44

Zoning Zone 80

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Listing information last updated on April 6th, 2025 at 4:32am MDT