

# \$829,000 - 2810 63 Ave, Rural Leduc County

MLS® #E4430104

**\$829,000**

5 Bedroom, 4.00 Bathroom, 2,818 sqft  
Rural on 0.06 Acres

Churchill Meadow, Rural Leduc County, AB

Experience the perfect blend of modern living and rural charm with this stunning pre-construction home, ready in 2024. This property offers a double detached garage, durable vinyl exterior, and endless potential with a full unfinished basement. Enjoy year-round comfort with natural gas heating and the convenience of municipal services. Located minutes from schools, shopping, and playgrounds, this home combines tranquility with easy access to urban amenities. Make your dream lifestyle a realityâ€”donâ€™t miss this rare opportunity!

Built in 2024

## Essential Information

MLS® #	E4430104
Price	\$829,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,818
Acres	0.06
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active



## Community Information

Address	2810 63 Ave
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0P5

## Amenities

Features	See Remarks
----------	-------------

## Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 10th, 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 April 29th, 2025 at 5:47pm MDT