

\$765,000 - 2303 63 Avenue, Rural Leduc County

MLS® #E4456279

\$765,000

4 Bedroom, 4.50 Bathroom, 2,510 sqft

Rural on 0.13 Acres

Churchill Meadow, Rural Leduc County, AB

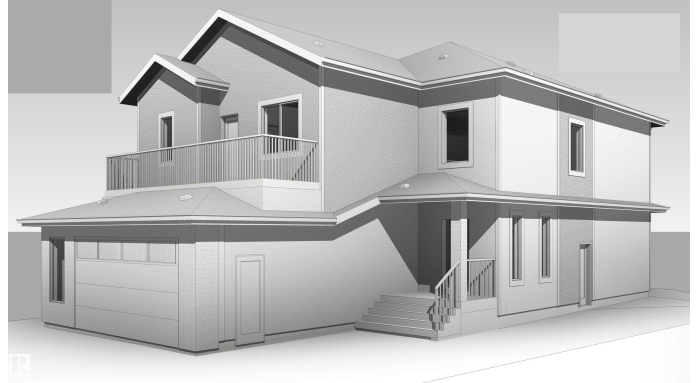
Be the very first to call this stunning 2,510 sq. ft. fully custom 2-storey home your own! Located on a desirable corner lot in Nisku, this brand-new build is set for completion in November 2025 and is loaded with show-stopping features. From the moment you walk in, you will be wowed by soaring 9 ft ceilings on every level and two dramatic open-to-below spaces that flood the home with light. The main floor offers a full bedroom and bathroom, a powder room, sleek tiled flooring, and a chef's dream kitchen with a spice kitchen. Upstairs, enjoy two master retreats with spa-inspired 5-piece ensuites and two private balconies. With a side entrance for future suite potential and a layout built to impress, this home truly has it all. Just minutes from RedTail Landing Golf Club, the Premium Outlet Collection, parks, schools, and with quick access to Highway 2 and 625, commuting is easy. Seize the opportunity to own a one-of-a-kind, never-lived-in custom home where luxury and comfort are waiting for you.

Built in 2025

Essential Information

MLS® # E4456279

Price \$765,000



Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,510
Acres	0.13
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2303 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.
----------	---------------

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 52

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 October 27th, 2025 at 9:17am MDT