

## \$745,000 - 2414 63 Avenue, Rural Leduc County

MLS® #E4456303

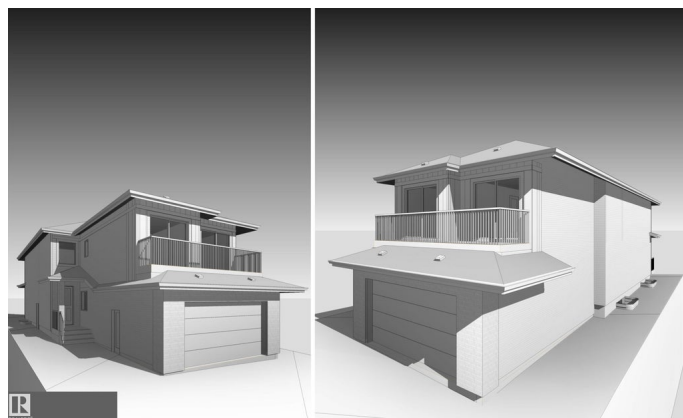
**\$745,000**

4 Bedroom, 4.00 Bathroom, 2,556 sqft

Rural on 0.13 Acres

Churchill Meadow, Rural Leduc County, AB

Be the very first to own this 2,256 sq ft brand-new, never lived in home. Still under construction, this stunning 2-storey offers soaring 9 ft ceilings on the main floor, an open-to-below design, and a bright open concept layout perfect for families. The chef's kitchen features a large island, modern finishes, and a convenient spice kitchen, while the living room showcases a cozy fireplace. A main floor bedroom with a full bath provides flexibility for guests or family. Upstairs you will find four bedrooms including a luxurious primary suite with a 5-piece spa-inspired ensuite and walk-in closet, plus two bedrooms with access to their own private balconies, perfect for quiet mornings or evening reading. The unfinished basement with side entrance is ready for your ideas, whether a guest suite or recreation space, and outside you can enjoy a covered deck for year-round use. Ideally located just minutes from Edmonton International Airport, Premium Outlet Mall, schools and major highways.



Built in 2025

### Essential Information

MLS® # E4456303

Price \$745,000

Bedrooms 4

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,556                  |
| Acres          | 0.13                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2414 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. |
| Parking Spaces | 4             |

### 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     |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 52                  |

## Zoning

## Zone 80

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Listing information last updated on October 27th, 2025 at 9:47am MDT