

## \$739,900 - 2641 62 Avenue, Rural Leduc County

MLS® #E4453358

**\$739,900**

5 Bedroom, 4.50 Bathroom, 2,638 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

2638 SQ.FT, a perfect blend of style, space and functionality! Regular 28 POCKET LOT, Professionally Staged Home, with a spacious layout with 5 Bedrooms, 4.5 Bath (including a LUXURIOUS PRIMARY SUITE, a SECOND EN-SUITE, and a MAIN FLOOR BEDROOM + FULL BATH). This home features : TWO SEPARATE LIVING AREAS, BONUS ROOM, OPEN-TO-ABOVE DESIGN, SPICE KITCHEN WITH A WINDOW, ALL-FLOORS 9 FT. CEILING HEIGHT including the Basement, 8 FT. DOORS throughout, DECK with GLASS RAILING, FINISHED & PAINTED GARAGE, ELECTRIC FIREPLACE, LED LIGHTING, MODERN FINISHING and LOT MORE!! Unfinished basement with Permit & Side Entrance, ready for future development. FACING LUXURY ESTATE HOMES, adding prestige and value to the location. Close to airport, schools, shopping & recreation.

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453358  |
| Price      | \$739,900 |
| 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 Avenue     |
| 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 Stove Hookup, 9 ft. Basement Ceiling |
|----------|-------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | See Remarks, Unfinished   |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood                                           |
| Exterior Features | Airport Nearby, Playground Nearby, See Remarks |
| Construction      | Wood                                           |
| Foundation        | Concrete Perimeter                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 80           |

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Listing information last updated on August 30th, 2025 at 10:47am MDT