

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
----------	---

### **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 50

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 12th, 2025 at 2:47am MDT