

Courtesy Of Mani Bagga Of Royal Lepage Magna

## **\$918,800 - 2531 63 Avenue, Rural Leduc County**

MLS® #E4436443

**\$918,800**

5 Bedroom, 4.00 Bathroom, 2,960 sqft

Rural on 0.13 Acres

Churchill Meadow, Rural Leduc County, AB

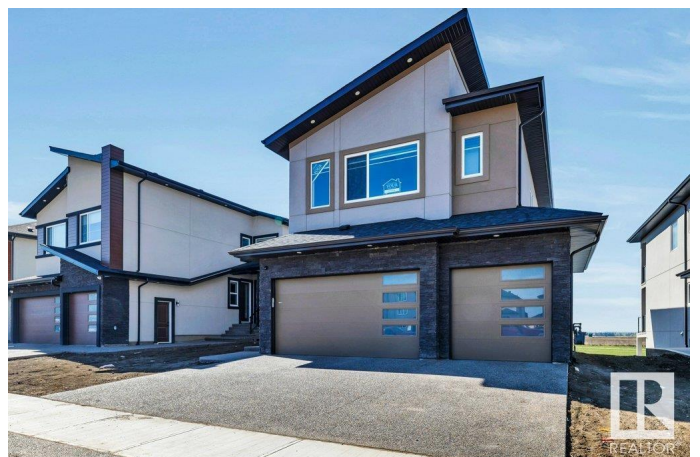
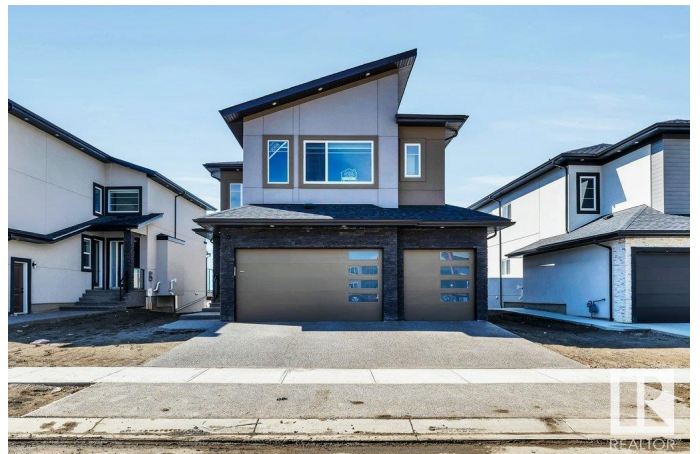
Welcome to Leduc County! Enjoy refined living in this almost-new luxury home of over 2,959 sqft A.G. nestled in Churchill Meadows! Offering 5 spacious bedrooms & 4 elegant bathrooms, this home is designed for comfortable family living. The open-concept main floor features the living room framed by stunning picture windows that offer breathtaking LAKE VIEWS. Complete w/ a modern fireplace & bedroom! The gourmet chef's kitchen features stainless steel appliances, modern cabinetry, GRANITE COUNTER TOPS, central island/BREAKFAST NOOK & SPICE KITCHEN!. Enjoy meals in the formal dining area, which opens onto a sleek glass & metal deck. Upstairs offers a BONUS ROOM, 5 bdrms & 4 baths. The primary bedroom ensuite offers a double vanity, soaker tub, WIC & PRIVATE BALCONY offering panoramic LAKE VIEW and GREEN VIEWS! upgraded lightin & a convenient EXPOSED DRIVE WAY! The WALKOUT BASEMENT boasting over 1,227 sqft. presents endless possibilities for luxury living w/ scenic lake views! Nature-inspired luxury!

Built in 2024

### **Essential Information**

MLS® #

E4436443



Price	\$918,800
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,960
Acres	0.13
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2531 63 Avenue
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0P5

### Amenities

Features	Ceiling 10 ft., Closet Organizers, Walkout Basement, See Remarks
Parking Spaces	6

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Backs Onto Lake, Flat Site, Lake View, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 14th, 2025

Days on Market                49

Zoning                            Zone 80

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Listing information last updated on July 2nd, 2025 at 8:02pm MDT