

\$839,000 - 2735 64 Avenue, Rural Leduc County

MLS® #E4464107

\$839,000

7 Bedroom, 5.00 Bathroom, 2,500 sqft
Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

Welcome to Churchill Meadows, Leduc County’s premium community; minutes from the airport & all major amenities! This stunning home offers over 2500+ sq. ft. of living space on a generous lot with a walkout basement backing onto green space & an oversized double front garage. Inside, enjoy soaring 9ft/10ft/20ft ceilings with open-to-below design, 2 living rooms, & a fully upgraded interior with a spice kitchen, elegant fireplace, & high-end finishes throughout. The thoughtful layout features 7 bed & 5 full bath, including a main floor bedroom & full bath plus ***WALKOUT,FINISHED BASEMENT***, making it ideal for multi-generational living with multiple masters. Complete with a side entrance & luxury details throughout, this home is the perfect blend of elegance & functionality. Please note: Photos shown may be from previously sold homes with similar layouts & finishes, provided for reference purposes only. Actual layout, finishes, & details may vary based on the availability.



Built in 2025

Essential Information

MLS® #	E4464107
Price	\$839,000
Bedrooms	7

Bathrooms	5.00
Full Baths	5
Square Footage	2,500
Acres	0.12
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2735 64 Avenue
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3A6

Amenities

Features	Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Walkout Basement, See Remarks, HRV System, Natural Gas BBQ Hookup
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks, Street Lighting, Partially Fenced
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed October 30th, 2025

Days on Market 6

Zoning Zone 80

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Listing information last updated on November 5th, 2025 at 12:17am MST