# \$799,900 - 2731 63 Ave, Rural Leduc County

MLS® #E4433958

### \$799,900

4 Bedroom, 4.00 Bathroom, 2,597 sqft Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

This fully upgraded two story with a walk out to a pond is a must see! Spacious main floor includes a chef's dream kitchen and an added spice kitchen. The living room is open to above and has an electric fireplace. Main floor also boasts a den and full bath. Upper level has a nice size primary bedroom with an ensuite. Second bedroom includes a full bath ensuite. This home features an additional two spacious bedrooms and another full bath. Bonus area and a laundry are also present on the upper level. The unfinished basement walks out to a beautiful green space and pond. With an oversized double attached garage, this home is a perfect buy!



#### **Essential Information**

MLS® # E4433958 Price \$799,900

Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 2,597

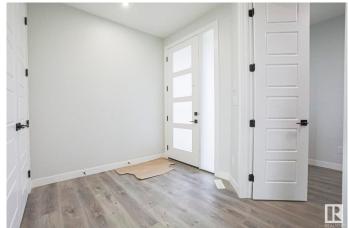
Acres 0.12

Year Built 2024

Type Rural

Sub-Type Detached Single Family





Style 2 Storey
Status Active

## **Community Information**

Address 2731 63 Ave

Area Rural Leduc County
Subdivision Churchill Meadow
City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 3A6

**Amenities** 

Features Ceiling 9 ft., Deck

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 No Back Lane, No Through Road, See Remarks

Construction Wood

Foundation Concrete Perimeter

#### Additional Information

Date Listed May 1st, 2025

Days on Market 117

Zoning Zone 80

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