

\$749,000 - 2304 63 Avenue, Rural Leduc County

MLS® #E4463293

\$749,000

5 Bedroom, 4.00 Bathroom, 2,751 sqft
Rural on 0.11 Acres

Churchill Meadow, Rural Leduc County, AB

Brand new pre-construction home in Churchill Meadows, Leduc! This stunning two-storey offers approx. 2800 sqft of modern living space on a 30-pocket lot. Designed with 9 ft ceilings on all levels, it features an open-concept main floor with a stylish kitchen, functional spice kitchen, and two open-to-below areas that fill the home with natural light. Upstairs includes two master bedrooms with walk-in closets and ensuites, plus a spacious bonus room. The unfinished basement with a separate entrance provides great future potential. Ideally located near the airport, golf courses, shopping malls, schools, and parks – the perfect blend of space, style, and convenience.

Built in 2025

Essential Information

MLS® #	E4463293
Price	\$749,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,751
Acres	0.11
Year Built	2025
Type	Rural



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2304 63 Avenue
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0K5

Amenities

Features	Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, Insulation-Upgraded, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Cul-De-Sac, 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 23rd, 2025
Days on Market	12
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 November 4th, 2025 at 2:32pm MST