\$739,900 - 2641 62 Avenue, Rural Leduc County

MLS® #E4431673

\$739,900

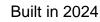
5 Bedroom, 4.50 Bathroom, 2,638 sqft Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

2638 SQ.FT, a perfect blend of Style, Space, and Functionality! REGULAR 28 POCKET LOT, 5 Bedrooms, 4.5 Bath, (including 4 EN-SUITES), TWO SEPARATE LIVING AREAS + BONUS ROOM, Open to above design, MAIN FLOOR BEDROOM WITH FULL BATH, SPICE KITCHEN, Deck with glass railing, FINISHED & PAINTED GARAGE, Electric Fireplace, LED Lighting & Modern Finishing, ALL FLOORS 9-FT CEILING, AND LOT MORE!! Unfinished basement with Permit & Side Entrance, ready for future development! Facing luxury estate homes, adding prestige & value to the location. Close to airport, schools, shopping & recreation.







Essential Information

| MLS® # | E4431673 |
|----------------|-----------|
| Price | \$739,900 |
| Bedrooms | 5 |
| Bathrooms | 4.50 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,638 |
| Acres | 0.12 |
| Year Built | 2024 |
| Туре | Rural |



| Sub-Type | Detached Single Family |
|----------|------------------------|
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 2641 62 Avenue |
|-------------|--------------------|
| Area | Rural Leduc County |
| Subdivision | Churchill Meadow |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 3A5 |
| | 147 040 |

Amenities

| Features | Ceiling 9 ft., | Deck, | Guest | Suite, | See | Remarks, | Natural | Gas | BBQ |
|----------|----------------|---------|---------|---------|---------|------------|---------|-----|-----|
| | Hookup, Natu | ral Gas | Stove H | lookup, | , 9 ft. | Basement (| Ceiling | | |

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 | Airport Nearby, Playground Nearby, See Remarks |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | April 18th, 2025 |
|----------------|------------------|
| Days on Market | 55 |
| Zoning | Zone 80 |

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Listing information last updated on June 13th, 2025 at 2:32am MDT