

## \$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.

Built in 2024

### 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      |
| Type           | 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            |

### Amenities

|          |   |
|----------|---|
| Features | Ceiling 9 ft., Deck, Guest Suite, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 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 | 59               |
| Zoning         | Zone 80          |

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Listing information last updated on June 16th, 2025 at 6:02am MDT