

## \$978,000 - 2740 64 Avenue, Rural Leduc County

MLS® #E4453850

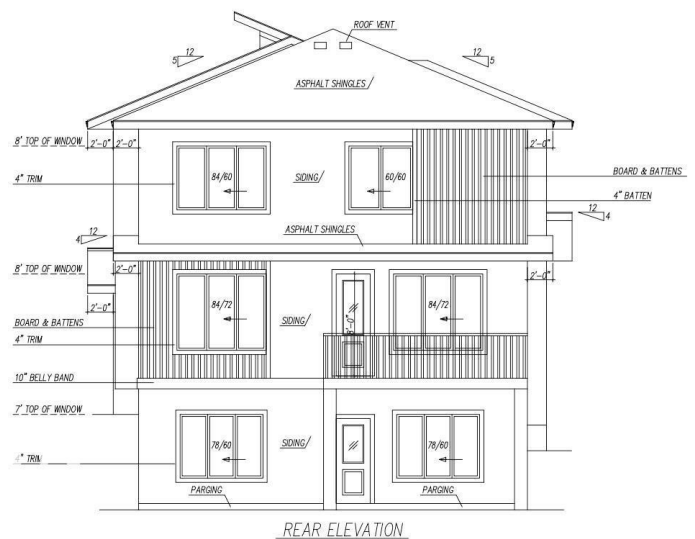
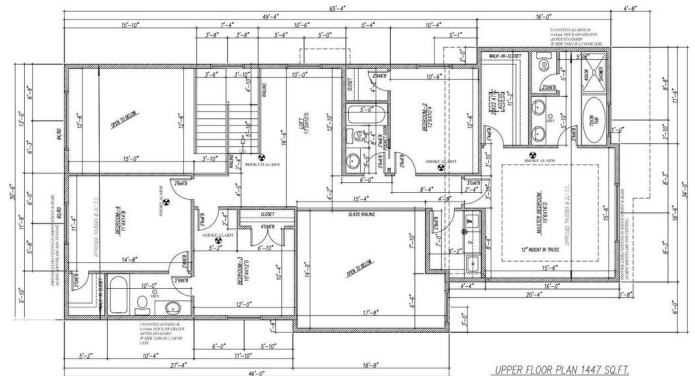
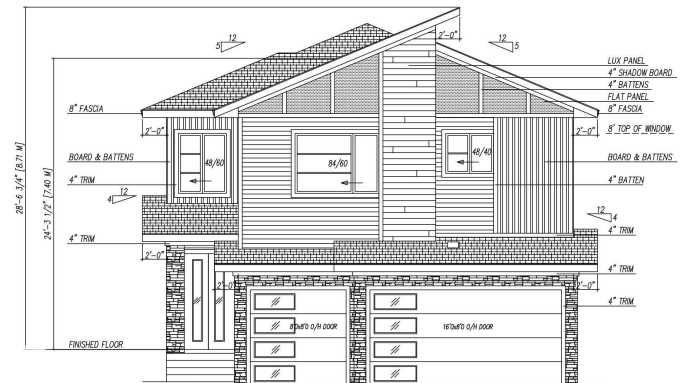
**\$978,000**

4 Bedroom, 4.00 Bathroom, 2,885 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

Welcome to this 2-storey WALKOUT home in Churchill Meadow. 3 LIVING SPACES, 2 MASTER BRMS, 5 FULL BTHRMS, SPICE KITCHEN, TRIPLE CAR GARAGE. Main floor bedroom w/ full bathroom. Open to below living room AND family room, a cozy electric fireplace w/ feature wall. Upgraded gourmet kitchen complete with ceiling-height cabinetry, a central island, and a spice kitchen. Upstairs, the luxurious master suite boasts a spa-inspired ensuite and WIC, 2nd master bedroom w/ ensuite and 2 additional bedrooms share a j/j bathroom. Good sized bonus room and a laundry room w/sink. Premium finishes include quartz counter tops, premium lighting, step lighting, glass railings, 3 gas lines, MDF shelving throughout, feature walls, custom showers and much more. Large windows for plenty of natural sunlight. The walkout basement offers future development potential with abundant natural light. Located just minutes from South Common and Edmonton International Airport. Property is under construction-choose you finishes.



Built in 2025

### Essential Information

MLS® # E4453850

Price \$978,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,885                  |
| Acres          | 0.12                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2740 64 Avenue     |
| Area        | Rural Leduc County |
| Subdivision | Churchill Meadow   |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3A6            |

### Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Features       | On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Deck, Front Porch, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Walkout Basement |
| Parking Spaces | 6                                                                                                                                       |

### Interior

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

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                          |
| Exterior Features | Airport Nearby, Backs Onto Lake, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Sloping Lot |
| Construction      | Wood                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 46                |
| Zoning         | Zone 80           |

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Listing information last updated on October 5th, 2025 at 12:47am MDT