

# \$954,900 - 2711 64 Avenue, Rural Leduc County

MLS® #E4461142

**\$954,900**

5 Bedroom, 4.00 Bathroom, 2,700 sqft

Rural on 0.12 Acres

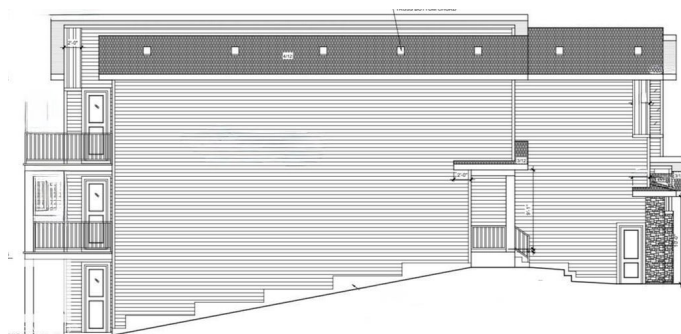
Churchill Meadow, Rural Leduc County, AB

Step inside your future dream home in CHURCHILL MEADOWS! through double doors into soaring 9ft ceilings and two open-to-below spaces. that instantly impresses. Dark vinyl siding with board & batten accents sets the tone of elegance. The chef's kitchen features a waterfall island, matte black sinks, extended counters, and a spice kitchen, all illuminated by pot lights and dimmers. Entertain with rough-ins for speakers and cozy up by the electric fireplace. Downstairs, the finished walkout basement offers 2 bedrooms and 1 bath—perfect for guests, a suite, or rental income. Outside, enjoy a sidewalk and concrete steps on this beautiful walkout lot. Every corner reflects premium craftsmanship—modern luxury at its finest.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461142  |
| Price          | \$954,900 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,700     |
| Acres          | 0.12      |
| Year Built     | 2025      |



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

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 2711 64 Avenue     |
| Area        | Rural Leduc County |
| Subdivision | Churchill Meadow   |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 2C1            |

### **Amenities**

|          |   |
|----------|---|
| Features | Carbon Monoxide Detectors, Ceiling 9 ft., No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
|----------|---|

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 80           |

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Listing information last updated on October 21st, 2025 at 12:02am MDT