

## \$719,000 - 2739 62 Ave, Rural Leduc County

MLS® #E4455556

**\$719,000**

6 Bedroom, 4.00 Bathroom, 2,267 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

Discover this spacious North-facing home on a 28-foot pocket regular lot in Churchill Meadows, offering over 3,000 sq ft of functional living space. This stunning residence features TWO Master bedrooms, providing optimal privacy and comfort. The main floor boasts elegant TILES, a Full Bedroom and Bathroom, and an Open-to-above design that creates a bright, airy atmosphere. The chef's kitchen includes a SPICE Kitchen for versatile cooking. The grand Double Door Entrance welcomes you into this beautiful home, complemented by an upstairs Prayer Room, perfect for reflection. The fully finished LEGAL BASEMENT includes TWO additional bedrooms and a full Bathroom, offering ample space for family or guests. Modern and spacious, this property combines luxury, practicality, and style in a highly sought-after neighborhood. Don't miss the opportunity to make this exceptional Churchill Meadows home yours! Please note: some photos have been virtually staged to highlight the potential of the spaces.



Built in 2025

### Essential Information

MLS® # E4455556

Price \$719,000

Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,267
Acres	0.12
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2739 62 Ave
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3A5

### Amenities

Features	Ceiling 9 ft., HRV System, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Playground Nearby, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 1st, 2025
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Days on Market 1

Zoning Zone 80

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Listing information last updated on September 2nd, 2025 at 7:47pm MDT