

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

MLS® #E4453358

**\$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, Professionally Staged Home, with a spacious layout with 5 Bedrooms, 4.5 Bath (including a LUXURIOUS PRIMARY SUITE, a SECOND EN-SUITE, and a MAIN FLOOR BEDROOM + FULL BATH). This home features : TWO SEPARATE LIVING AREAS, BONUS ROOM, OPEN-TO-ABOVE DESIGN, SPICE KITCHEN WITH A WINDOW, ALL-FLOORS 9 FT. CEILING HEIGHT including the Basement, 8 FT. DOORS throughout, DECK with GLASS RAILING, FINISHED & PAINTED GARAGE, ELECTRIC FIREPLACE, LED LIGHTING, MODERN FINISHING and LOT MORE!! Unfinished basement with Permit & Side Entrance, ready for future development. FACING LUXURY ESTATE HOMES, adding prestige and value to the location. Close to airport, schools, shopping & recreation.

Built in 2024

## Essential Information

MLS® #	E4453358
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 Stove Hookup, 9 ft. Basement Ceiling
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### **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	August 16th, 2025
Days on Market	12
Zoning	Zone 80

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Listing information last updated on August 28th, 2025 at 4:02pm MDT