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

MLS® #E4431673

#### \$739,900

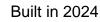
5 Bedroom, 4.50 Bathroom, 2,638 sqft Rural on 0.12 Acres

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.







#### **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      |
| Туре           | 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., E | Deck, Guest    | Suite, See   | Remarks,   | Natural | Gas | BBQ |
|----------|------------------|----------------|--------------|------------|---------|-----|-----|
|          | Hookup, Natura   | al Gas Stove H | ookup, 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 | 60               |
| Zoning         | Zone 80          |

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Listing information last updated on June 17th, 2025 at 5:17am MDT