# **\$779,000 - 2641 62 Avenue, Rural Leduc County**

MLS® #E4431673

# \$779,000

7 Bedroom, 6.50 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 KITCHEN, ALL FLOORS 9-FT CEILING, AND LOT MORE!! -Includes 2 BED + DEN + 2 FULL BATH LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE! - Facing luxury estate homes, adding prestige & value to the location. Close to airport, schools, shopping & recreation.



#### **Essential Information**

MLS® # E4431673 Price \$779,000

Bedrooms 7

Bathrooms 6.50

Full Baths 6

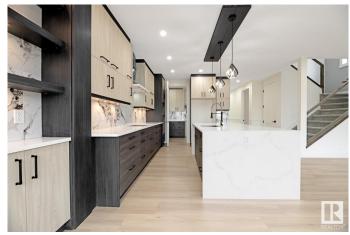
Half Baths 1

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 BBQ

Hookup, Natural Gas Stove Hookup, 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 See Remarks, Finished

#### **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 33

Zoning Zone 80

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