

## \$918,000 - 2507 63 Avenue, Rural Leduc County

MLS® #E4420033

**\$918,000**

5 Bedroom, 4.00 Bathroom, 3,010 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

Triple garage, walkout backing onto a scenic lake! This 3,000 sqft home offers 5 beds, 4 baths, and a grand double-door entry. The main floor features a full bedroom with a W/I closet & ensuite, a stunning open-to-above living area with a feature wall. 9-ft ceilings. The extended kitchen boasts a waterfall island and a massive spice kitchen. Family area with fireplace & feature wall. Upstairs with glass railing you will bonus room. the primary suite impresses with a feature wall, private balcony, 5-piece ensuite & huge W/I closet. A second primary suite includes an ensuite & feature wall, while two more bedrooms share a Jack & Jill bath. Upper-level laundry adds convenience. The unfinished walkout basement with a separate entrance offers suite potential. Located just 8 minutes from Beaumont, under 20 minutes to the airport, and close to the Henday, this home perfectly blends luxury and accessibility.

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4420033  |
| Price      | \$918,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 3,010                  |
| Acres          | 0.12                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2507 63 Avenue     |
| Area        | Rural Leduc County |
| Subdivision | Churchill Meadow   |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3A4            |

### Amenities

|          |                                 |
|----------|---------------------------------|
| Features | Ceiling 9 ft., Walkout Basement |
|----------|---------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood                            |
| Exterior Features | Airport Nearby, Backs Onto Lake |
| Construction      | Wood                            |
| Foundation        | Concrete Perimeter              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 122                |
| Zoning         | Zone 80            |

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