

Courtesy Of Deep Nirwan and Adesh Nirwan Of Exp Realty

## \$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
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### **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	63
Zoning	Zone 80

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