

## \$978,000 - 2740 64 Avenue, Rural Leduc County

MLS® #E4453850

**\$978,000**

4 Bedroom, 4.00 Bathroom, 2,885 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

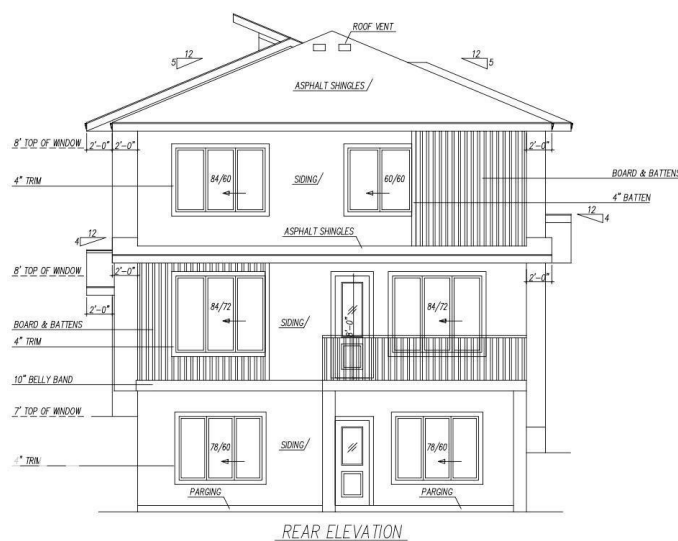
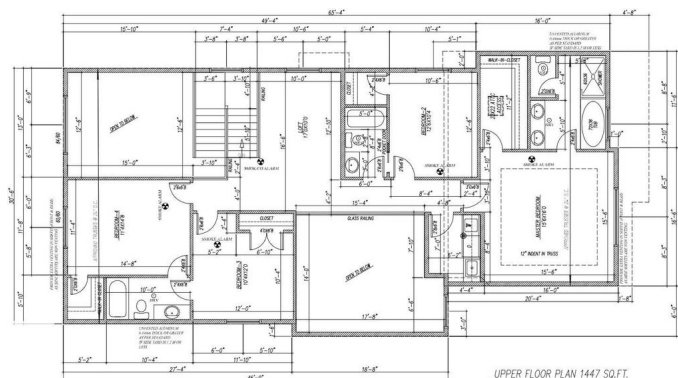
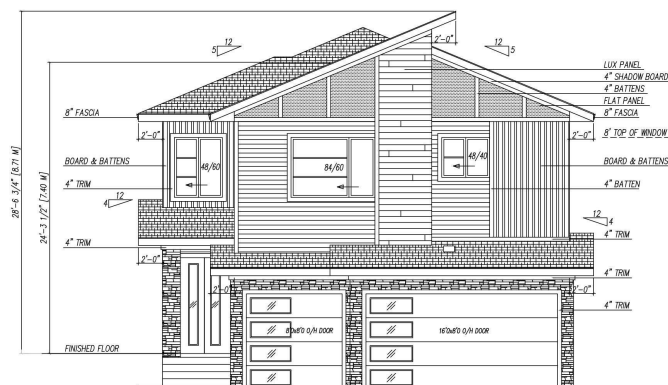
Welcome to this 2-storey WALKOUT home in Churchill Meadow. 3 LIVING SPACES, 2 MASTER BRMS, 5 FULL BTHRMS, SPICE KITCHEN, TRIPLE CAR GARAGE. Main floor bedroom w/ full bathroom. Open to below living room AND family room, a cozy electric fireplace w/ feature wall. Upgraded gourmet kitchen complete with ceiling-height cabinetry, a central island, and a spice kitchen. Upstairs, the luxurious master suite boasts a spa-inspired ensuite and WIC, 2nd master bedroom w/ ensuite and 2 additional bedrooms share a j/j bathroom. Good sized bonus room and a laundry room w/sink. Premium finishes include quartz counter tops, premium lighting, step lighting, glass railings, 3 gas lines, MDF shelving throughout, feature walls, custom showers and much more. Large windows for plenty of natural sunlight. The walkout basement offers future development potential with abundant natural light. Located just minutes from South Common and Edmonton International Airport. Property is under construction-choose you finishes.

Built in 2025

### Essential Information

MLS® # E4453850

Price \$978,000



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,885
Acres	0.12
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2740 64 Avenue
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3A6

### Amenities

Features	On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Deck, Front Porch, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Walkout Basement
Parking Spaces	6

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Backs Onto Lake, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Sloping Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 20th, 2025  
Days on Market       3  
Zoning                 Zone 80

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Listing information last updated on August 23rd, 2025 at 6:32am MDT