

Courtesy Of Shubham Narang And VK Kalra Of MaxWell Polaris

## \$839,000 - 2735 64 Avenue, Rural Leduc County

MLS® #E4464107

**\$839,000**

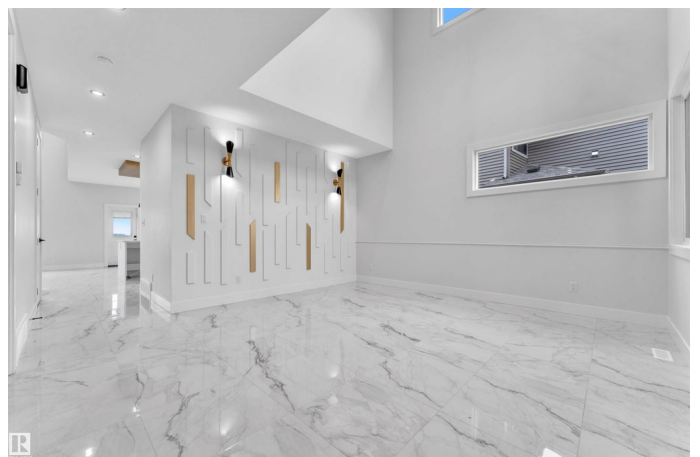
7 Bedroom, 5.00 Bathroom, 2,500 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

### \*WALKOUT\*FINISHED BASEMENT\*

Welcome to Churchill Meadows, Leduc County's premium community—just minutes from the airport and all major amenities! This stunning home offers over 2500+ sq. ft. of living space on a generous lot with a walkout basement backing onto green space and an oversized double front garage. Inside, enjoy soaring 9ft/10ft/20ft ceilings with open-to-below design, 2 living rooms, and a fully upgraded interior with a spice kitchen, elegant fireplace, and high-end finishes throughout. The thoughtful layout features 4 bedrooms upstairs with 3 en-suites, plus a main floor bedroom and full bath, making it ideal for multi-generational living with 5 bed & 4 full bath. Complete with a side entrance and luxury details throughout, this home is the perfect blend of elegance and functionality. Please note: Photos shown may be from previously sold homes with similar layouts and finishes, provided for reference purposes only. Actual layout, finishes, and details may vary based on the availability.



Built in 2025

### Essential Information

MLS® # E4464107

Price \$839,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,500                  |
| Acres          | 0.12                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2735 64 Avenue     |
| Area        | Rural Leduc County |
| Subdivision | Churchill Meadow   |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 3A6            |

### Amenities

|          |                                                                                                                                                                                                                                       |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Walkout Basement, See Remarks, HRV System, Natural Gas BBQ Hookup |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | ensuite bathroom                        |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas |
| Fireplace         | Yes                                     |
| Stories           | 3                                       |
| Has Suite         | Yes                                     |
| Has Basement      | Yes                                     |
| Basement          | Full, Finished                          |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                                          |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks, Street Lighting, Partially Fenced |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 80            |

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Listing information last updated on October 31st, 2025 at 6:47am MDT