# **\$954,900 - 2705 64 Avenue, Rural Leduc County**

MLS® #E4461140

#### \$954,900

5 Bedroom, 4.00 Bathroom, 2,700 sqft Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

Step inside your future dream home in CHURCHILL MEADOWS! through double doors into soaring 9ft ceilings and two open-to-below spaces. that instantly impresses. Dark vinyl siding with board & batten accents sets the tone of elegance. The chef's kitchen features a waterfall island. matte black sinks, extended counters, and a spice kitchen, all illuminated by pot lights and dimmers. Entertain with rough-ins for speakers and cozy up by the electric fireplace. Downstairs, the finished walkout basement offers 2 bedrooms and 1 bathâ€"perfect for guests, a suite, or rental income. Outside, enjoy a sidewalk and concrete steps on this beautiful walkout lot. Every corner reflects premium craftsmanshipâ€"modern luxury at its finest.



#### **Essential Information**

MLS® # E4461140 Price \$954,900

Bedrooms 5
Bathrooms 4.00
Full Baths 4

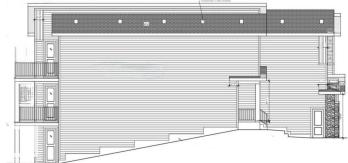
Square Footage 2,700

Acres 0.12

Year Built 2025







Type Rural

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 2705 64 Avenue

Area Rural Leduc County

Subdivision Churchill Meadow

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T4X 2C1

#### **Amenities**

Features Carbon Monoxide Detectors, Ceiling 9 ft., No Animal Home, No Smoking

Home, 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 Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed October 7th, 2025

Days on Market 28

Zoning Zone 80

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