

## \$730,888 - 2709 62 Ave, Rural Leduc County

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MLS® #E4441397

**\$730,888**

4 Bedroom, 3.00 Bathroom, 2,327 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

Upgraded 4-Bedroom Home with Spice Kitchen in Churchill Meadows, Leduc

Welcome to this beautifully maintained 2,300+ sq ft home located in the desirable community.

Designed with both style and functionality in mind, this upgraded home is perfect for families and multi-generational living. 4

spacious bedrooms & 3 full bathrooms â€” including a main floor bedroom and full bath

Gourmet kitchen with high-end finishes and brand-new LG appliances (5-year warranty)

SPICE kitchen â€” perfect for culinary enthusiasts Electric fireplace and automated window blinds for added comfort.

Maintenance-free deck with railings â€” ideal for relaxing or entertaining Heated, oversized double garage

Water softener and full home filtration system. Unfinished basement with

SEPARATE SIDE ENTRANCE â€” ready for a future in-law suite or legal basement suite

(income potential) Located in a family-friendly

neighborhood close to parks, schools, and major commuter routes, this move-in-ready

home combines luxury, practicality, and investment.



Built in 2023

### Essential Information

MLS® # E4441397

Price \$730,888

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,327
Acres	0.12
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2709 62 Ave
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3A5

### Amenities

Features	Ceiling 10 ft., Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home
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### 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, Golf Nearby, No Back Lane, Playground Nearby, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 9th, 2025

Days on Market 7

Zoning Zone 80

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