

# \$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

Welcome to Churchill Meadows, Leduc County’s premium community; minutes from the airport & 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 & an oversized double front garage. Inside, enjoy soaring 9ft/10ft/20ft ceilings with open-to-below design, 2 living rooms, & a fully upgraded interior with a spice kitchen, elegant fireplace, & high-end finishes throughout. The thoughtful layout features 7 bed & 5 full bath, including a main floor bedroom & full bath plus **\*WALKOUT, FINISHED BASEMENT\***, making it ideal for multi-generational living with multiple masters. Complete with a side entrance & luxury details throughout, this home is the perfect blend of elegance & functionality. Please note: Photos shown may be from previously sold homes with similar layouts & finishes, provided for reference purposes only. Actual layout, finishes, & 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                5

Zoning                              Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 3:17pm MST