

\$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

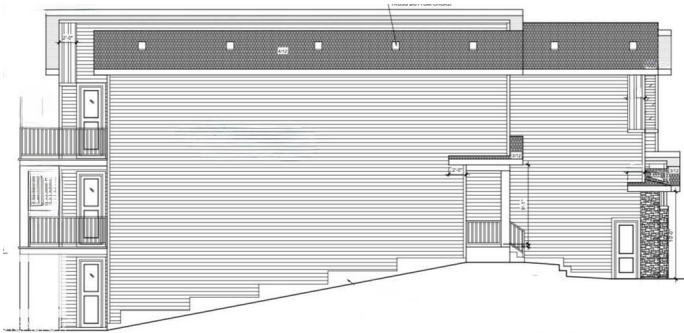
Churchill Meadow, Rural Leduc County, AB

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 bath—perfect for guests, a suite, or rental income. Outside, enjoy a sidewalk and concrete steps on this beautiful walkout lot. Every corner reflects premium craftsmanship—modern luxury at its finest.

Built in 2025

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	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 October 11th, 2025 at 11:47pm MDT