

# \$799,900 - 2637 64 Av Ne, Rural Leduc County

MLS® #E4460969

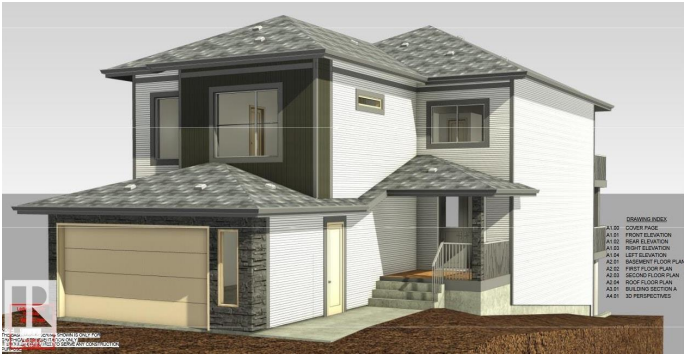
**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,680 sqft

Single Family on 0.01 Acres

Churchill Meadow, Rural Leduc County, Alberta

**\*\*IRVINE CREEK\*\*SOUTH EDMONTON\*\*  
WALKOUT LOT\*\*FULLY  
UPGRADED\*\*PREMIUM FINISHED\*\*OPEN  
TO BELOW\*\*BALCONY\*\***this modern two-storey residence blends style, comfort, and thoughtful function in every detail. Its exterior showcases a rich combination of stone, board-and-batten, and horizontal siding, creating timeless curb appeal with warm architectural charm. Inside, the open-concept main floor welcomes you with abundant natural light, a spacious living area, and a chef-inspired kitchen perfect for family gatherings or entertaining guests. The elegant finishes and functional flow ensure both practicality and luxury. The upper level offers a serene primary suite with a beautifully designed ensuite and generous walk-in closet, alongside additional bedrooms and a flexible bonus space ideal for work, play, or relaxation. Large windows throughout fill the home with brightness while connecting you to the natural surroundings of this peaceful neighbourhood. a place ready to create lasting memories for years to come. (id:6289)



Built in 2025

## Essential Information

Listing #	E4460969
Price	\$799,900

Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,680
Acres	0.01
Year Built	2025
Type	Single Family

### Community Information

Address	2637 64 Av Ne
Subdivision	Churchill Meadow
City	Rural Leduc County
Province	Alberta
Postal Code	T4X2C1

### Amenities

Amenities	Playground, Schools, Shopping
Parking	Attached Garage
# of Garages	1

### Interior

Appliances	Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer
Heating	Forced air
Fireplace	Yes
Fireplaces	Electric
# of Stories	2

### Listing Details

Listing Office	Nationwide Realty Corp
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