

# \$679,888 - 2709 62 Ave, Rural Leduc County

MLS® #E4456102

## \$679,888

4 Bedroom, 3.00 Bathroom, 2,327 sqft  
Single Family on 0.12 Acres

Churchill Meadow, Rural Leduc County,  
Alberta

Price cut â€” looking to sell fast- 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. 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. (id:6289)

Built in 2023

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4456102  |
| Price     | \$679,888 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Square Footage | 2,327         |
| Acres          | 0.12          |
| Year Built     | 2023          |
| Type           | Single Family |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2709 62 Ave        |
| Subdivision | Churchill Meadow   |
| City        | Rural Leduc County |
| Province    | Alberta            |
| Postal Code | T4X3A5             |

### Amenities

|              |                                                            |
|--------------|------------------------------------------------------------|
| Amenities    | Airport, Golf Course, Playground, Shopping, Ceiling - 10ft |
| Features     | No back lane, No Animal Home, No Smoking Home              |
| Parking      | Attached Garage                                            |
| # of Garages | 1                                                          |

### Interior

|              |                                                                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Garage door opener remote(s), Garage door opener, Hood Fan, Oven - Built-In, Microwave, Refrigerator, Stove, Gas stove(s), Window Coverings |
| Heating      | Forced air                                                                                                                                              |
| Fireplace    | Yes                                                                                                                                                     |
| Fireplaces   | Electric                                                                                                                                                |
| # of Stories | 2                                                                                                                                                       |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | MaxWell Challenge Realty |
|----------------|--------------------------|



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