

Courtesy Of Mickey Duhra Of Initia Real Estate

## \$779,000 - N/A, Rural Leduc County

MLS® #E4431673

**\$779,000**

7 Bedroom, 6.50 Bathroom, 2,638 sqft

Rural on 0.12 Acres

Churchill Meadow, Rural Leduc County, AB

2638 SQ.FT, a perfect blend of Style, Space, and Functionality! REGULAR 28 POCKET LOT, 5 BEDROOMS, 4.5 BATH, (including 4 EN-SUITES), TWO SEPARATE LIVING AREAS + BONUS ROOM, OPEN TO ABOVE DESIGN, MAIN FLOOR BEDROOM WITH FULL BATH, SPICE KITCHEN, DECK WITH GLASS RAILING, FINISHED & PAINTED GARAGE, ELECTRIC FIREPLACE, LED LIGHTING & MODERN KITCHEN, ALL FLOORS 9-FT CEILING, AND LOT MORE!! - Includes 2 BED + DEN + 2 FULL BATH LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE! - Facing luxury estate homes, adding prestige & value to the location. Close to airport, schools, shopping & recreation.

Built in 2024

### Essential Information

MLS® #	E4431673
Price	\$779,000
Bedrooms	7
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	2,638
Acres	0.12
Year Built	2024



Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	N/A
Area	Rural Leduc County
Subdivision	Churchill Meadow
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 3A5

### **Amenities**

Features	Ceiling 9 ft., Deck, Guest Suite, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	See Remarks, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Airport Nearby, Playground Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	1
Zoning	Zone 80

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Listing information last updated on April 19th, 2025 at 4:47pm MDT