

\$850,000 - # 2805 63 Ave, Rural Leduc County

MLS® #canada_23189

\$850,000

5 Bedroom, 4.00 Bathroom, 2,571 sqft

Rural on 0.11 Acres

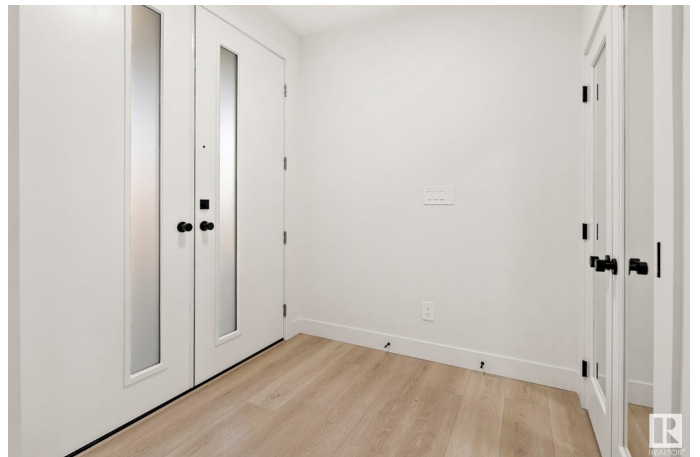
Martinview Estates 1, Rural Leduc County, Alberta

Presenting an exceptional, brand-new home in the sought-after Churchill Meadows community near Edmonton. Nestled in a welcoming neighbourhood with ample space and a warm, friendly atmosphere, this home perfectly balances comfort with convenience. Step inside to discover 10-foot ceilings, 5 bedrooms, and 4 full baths, all set within a bright, open floor plan. The kitchen impresses with its expansive island and spacious dining nook, while the upgraded SPICE KITCHEN is a dream for any culinary enthusiast. Upstairs, 4 generous bedrooms and 3 full baths offer room for everyone, complemented by a main floor bedroom and bath, ideal for versatile living arrangements. With a separate entrance to the basement and proximity to essential amenities, this home provides a seamless, convenient lifestyle. This stunning home boasts a rare walkout basement that opens directly onto a serene picturesque water feature.

Built in 2024

Essential Information

MLS® #	canada_23189
Price	\$850,000
Bedrooms	5
Bathrooms	4.00
Square Footage	2,571



Acres	0.11
Year Built	2024
Type	Rural
Sub-Type	Residential Detached Single Family
Status	Active

Community Information

Address	# 2805 63 Ave
Subdivision	Martinview Estates 1
City	Rural Leduc County
Province	Alberta
Zip Code	T4X 0P5

Amenities

Features	Walkout Basement
# of Garages	2

Additional Information

Date Listed	October 30th, 2024
-------------	--------------------