

\$519,900 - 262 Munn Way, Leduc

MLS® #E4436044

\$519,900

4 Bedroom, 3.00 Bathroom, 1,985 sqft
Single Family on 0.00 Acres

Meadowview Park_LEDU, Leduc, AB

Located in the community of Meadowview at Leduc, this stunning home offers 4 spacious bedrooms and 3 full bathrooms. The main floor showcases modern vinyl plank flooring, soaring 9-foot ceilings, and a breathtaking open-to-above living room that fills the space with natural light. A conveniently located bedroom and full bathroom are perfect for guests or multi-generational living. The stylish kitchen features contemporary finishes and seamlessly flows into the dining area, ideal for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite complete with a spa-inspired 5-piece ensuite. The unfinished basement with a separate entrance provides endless potential for customization, whether you envision a rental suite, home gym, or additional living space.

Built in 2025

Essential Information

MLS® #	E4436044
Price	\$519,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,985
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	262 Munn Way
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0S9

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas Stove Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 12th, 2025

Days on Market 35

Zoning Zone 81

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 June 16th, 2025 at 9:02am MDT