

## \$539,900 - 266 Munn Way, Leduc

MLS® #E4461175

**\$539,900**

3 Bedroom, 2.50 Bathroom, 2,198 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom home that perfectly blends functionality with modern elegance. You'll be impressed by the open-to-above living area, creating a bright and spacious atmosphere anchored by a tiled feature fireplace. The extended kitchen is a chef's dream, featuring ample counter space, quality finishes, and a walk-through pantry that offers easy access and added convenience. Just off the kitchen, a main floor den provides a private space ideal for a home office or study. Upstairs, a large bonus room offers flexible living space for relaxation or entertainment. The primary suite is complete with a 5-piece ensuite and a generous walk-in closet. Two additional bedrooms share a well-appointed full bathroom, ideal for family or guests. The laundry room with sink adds practicality and convenience, while the attached double garage ensures secure parking and additional storage. Located in a desirable neighborhood, this home is perfect for families.

Built in 2025

### Essential Information

MLS® # E4461175

Price \$539,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,198                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 266 Munn Way         |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1V2              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | On Street Parking      |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Not Landscaped     |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed           October 7th, 2025  
Days on Market       24  
Zoning                Zone 81



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