

# \$469,900 - 261 Munn Way, Leduc

MLS® #E4448100

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,708 sqft  
Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Welcome to this stunning, thoughtfully designed home that offers comfort, style, and functionality throughout. The main floor features a spacious living room with a cozy fireplace, creating the perfect setting for relaxing or entertaining. The modern kitchen is a chef’s dream, complete with sleek quartz countertops, soft-close cabinetry, a large pantry, and a convenient den and full bathroom nearby. Upstairs, you’ll find two generously sized bedrooms, a versatile bonus room, and a luxurious primary suite with a private 5-piece ensuite.

Built in 2025

## Essential Information

MLS® #	E4448100
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,708
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active



## Community Information

Address	261 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
Parking	Parking Pad Cement/Paved

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	July 15th, 2025
Days on Market	56
Zoning	Zone 81

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