

## \$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.

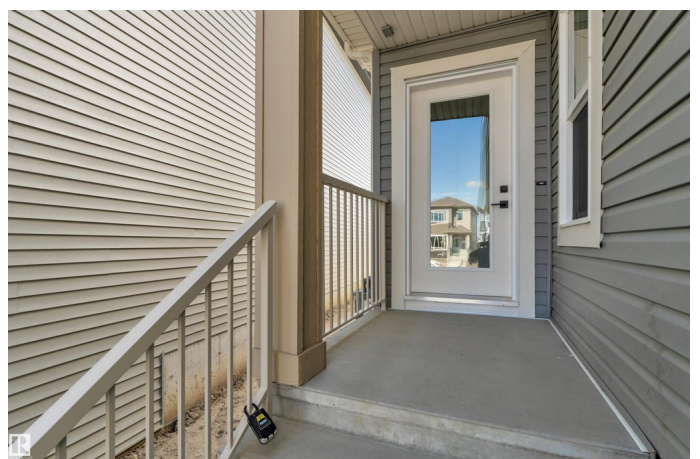
Built in 2025

### 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  
Zoning              Zone 81



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Listing information last updated on October 7th, 2025 at 4:32pm MDT