

## \$539,900 - 268 Munn Way, Leduc

MLS® #E4461185

**\$539,900**

3 Bedroom, 2.50 Bathroom, 2,195 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Step into this beautiful 3-bedroom, 2.5-bathroom home that offers both comfort and style. The moment you walk in, you're welcomed by a striking open-to-above great room, flooded with natural light and a tiled fireplace—a true focal point for gatherings or quiet nights in. The heart of the home is the extended kitchen, featuring a smart layout with abundant cabinetry and prep space, seamlessly connected to a walk-through pantry for added function and flow. A main floor den provides the perfect space for a home office, creative studio, or quiet retreat. Upstairs, a spacious bonus room offers versatility for a media lounge or play area. The primary suite includes a spa-like 5-piece ensuite and a generous walk-in closet, creating a private sanctuary. Two additional bedrooms and a full bathroom complete the upper level. Practicality meets convenience with a laundry room featuring a built-in sink, and an attached double garage offering plenty of storage. Finished in a modern and neutral palette.

Built in 2025

### Essential Information

MLS® # E4461185

Price \$539,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,195                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 268 Munn Way         |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1V2              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Off 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       40  
Zoning                 Zone 81



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