

# \$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 36

Zoning Zone 81

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