

\$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 | 61 |
| Zoning | Zone 81 |

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Listing information last updated on September 14th, 2025 at 7:17am MDT