

# \$469,900 - 265 Munn Way, Leduc

MLS® #E4452219

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,696 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® #         | E4452219               |
| Price          | \$469,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,696                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 265 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        | Hood Fan                  |
| 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, Golf Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                      |
| Construction      | Wood, Stone, Vinyl                                    |
| Foundation        | Concrete Perimeter                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 81          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)  
Listing information last updated on August 19th, 2025 at 11:02pm MDT