

\$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	64
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 September 17th, 2025 at 1:17pm MDT