

# \$519,900 - 284 Munn Way, Leduc

MLS® #E4458255

## \$519,900

3 Bedroom, 3.00 Bathroom, 1,929 sqft  
Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Welcome to this brand new home offering comfort, space, and versatility for modern living. The upper level includes three bedrooms, a spacious primary suite, and a convenient laundry room with built-in sink. The main floor features an extended kitchen with abundant cabinetry, generous counter space, and a seamless layout for everyday cooking and entertaining. A den and full bathroom on the main floor provide flexible options for a home office, guest room, or multi-generational living. The basement is unfinished but includes a separate side entrance, offering excellent potential for future development.

Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4458255               |
| Price          | \$519,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,929                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 284 Munn Way         |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1V1              |

### 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, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 48                   |
| 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 November 4th, 2025 at 4:17pm MST