\$539,900 - 268 Munn Way, Leduc

MLS® #E4461185

\$539,900

3 Bedroom, 2.50 Bathroom, 2,195 sqft Single Family on 0.00 Acres

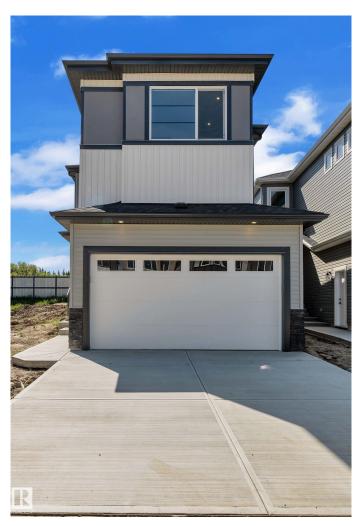
Meadowview Park_LEDU, Leduc, AB

Step into this beautiful 3-bedroom, 2.5-bathroom home that offers both comfort and style. The moment you walk in, you're welcomed by a striking open-to-above great room, flooded with natural light and a tiled fireplaceâ€"a true focal point for gatherings or guiet nights in. The heart of the home is the extended kitchen, featuring a smart layout with abundant cabinetry and prep space, seamlessly connected to a walk-through pantry for added function and flow. A main floor den provides the perfect space for a home office, creative studio, or quiet retreat. Upstairs, a spacious bonus room offers versatility for a media lounge or play area. The primary suite includes a spa-like 5-piece ensuite and a generous walk-in closet, creating a private sanctuary. Two additional bedrooms and a full bathroom complete the upper level. Practicality meets convenience with a laundry room featuring a built-in sink, and an attached double garage offering plenty of storage. Finished in a modern and neutral palette.



Essential Information

MLS® # E4461185 Price \$539,900





Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,195

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 268 Munn Way

Area Leduc

Subdivision Meadowview Park_LEDU

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1V2

Amenities

Amenities Off Street Parking

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances None

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Not Landscaped

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 7th, 2025

Days on Market 1

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 October 8th, 2025 at 12:47am MDT