

## \$559,900 - 266 Munn Way, Leduc

MLS® #E4436988

**\$559,900**

3 Bedroom, 2.50 Bathroom, 2,100 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Welcome to this beautifully designed 3 bedroom, 2.5 bathroom home that perfectly blends comfort and functionality. From the moment you step inside, you'll be impressed by the thoughtful layout and stylish finishes throughout. The main floor features a spacious den—ideal for a home office or study—and a well-appointed kitchen with a walk-through pantry for ultimate convenience. Enjoy seamless flow into the open-concept living and dining area, perfect for entertaining. A side entry offers flexibility for future basement development or suite potential. Upstairs, the bonus room provides extra living space for a media room, playroom, or cozy family retreat. The primary suite boasts a 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. Two additional bedrooms and a full bath complete the upper level. Additional features include a main floor powder room, laundry room with built-in sink, and ample storage throughout. This home is a must-see for families looking for space, style, & smart design!



Built in 2025

### Essential Information

MLS® # E4436988

Price \$559,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,100
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	266 Munn Way
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0S9

### Amenities

Amenities	Ceiling 9 ft.
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	Park/Reserve, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 15th, 2025  
Days on Market      33  
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 June 17th, 2025 at 5:17pm MDT