

# \$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        | 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, 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 | 14              |
| Zoning         | Zone 81         |

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Listing information last updated on July 28th, 2025 at 11:02pm MDT