

\$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 81
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 August 4th, 2025 at 4:47pm MDT