

## \$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      111  
Zoning                Zone 81

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