

\$539,900 - 266 Munn Way, Leduc

MLS® #E4461175

\$539,900

3 Bedroom, 2.50 Bathroom, 2,198 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 functionality with modern elegance. You'll be impressed by the open-to-above living area, creating a bright and spacious atmosphere anchored by a tiled feature fireplace. The extended kitchen is a chef's dream, featuring ample counter space, quality finishes, and a walk-through pantry that offers easy access and added convenience. Just off the kitchen, a main floor den provides a private space ideal for a home office or study. Upstairs, a large bonus room offers flexible living space for relaxation or entertainment. The primary suite is complete with a 5-piece ensuite and a generous walk-in closet. Two additional bedrooms share a well-appointed full bathroom, ideal for family or guests. The laundry room with sink adds practicality and convenience, while the attached double garage ensures secure parking and additional storage. Located in a desirable neighborhood, this home is perfect for families.

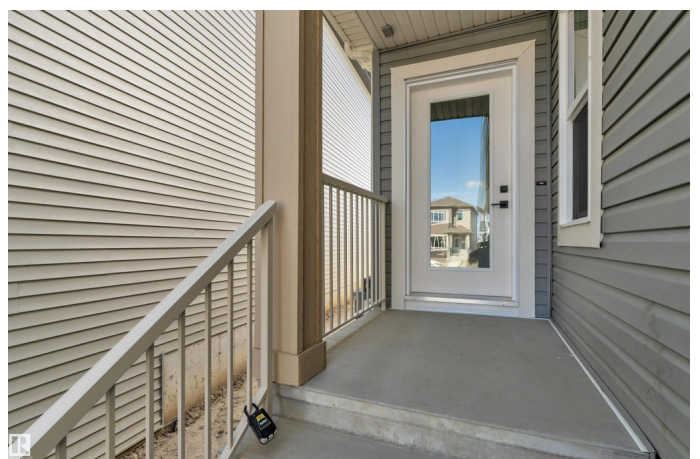
Built in 2025

Essential Information

MLS® # E4461175

Price \$539,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,198
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 1V2

Amenities

Amenities	On 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 23
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 30th, 2025 at 8:17pm MDT