

\$505,000 - 296 Munn Way, Leduc

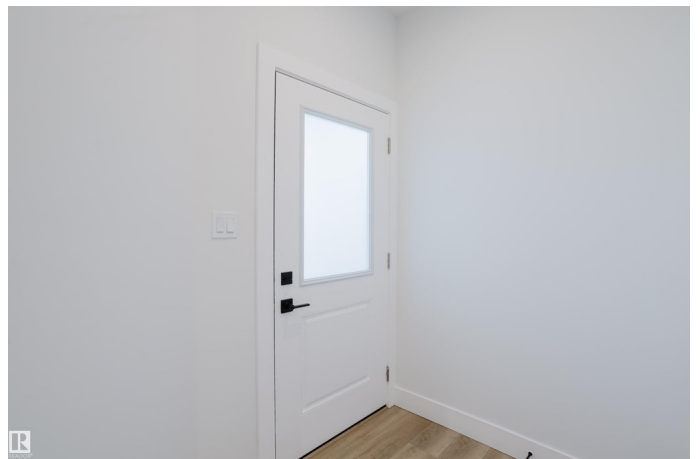
MLS® #E4465853

\$505,000

4 Bedroom, 3.00 Bathroom, 2,019 sqft
Single Family on 0.00 Acres

Meadowview Park_LEDU, Leduc, AB

Welcome to this beautifully designed 4-bedroom, 3-bathroom home located in the desirable community of Meadowview in Leduc. The main floor features modern vinyl plank flooring, 9-foot ceilings, and an impressive open-to-above living room that allows for an abundance of natural light. A main-floor bedroom and full bathroom offer flexible living options, ideal for guests or multi-generational families. The kitchen is equipped with contemporary finishes and connects seamlessly to the dining area, making it perfect for everyday living and entertaining. Upstairs, you'll find three spacious bedrooms, including a primary suite with a 5-piece ensuite featuring a separate shower and soaker tub. The unfinished basement includes a separate entrance for potential future development. Located close to schools, parks, and amenities, this home offers both comfort and convenience in a growing family-friendly neighbourhood.



Built in 2025

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4465853 |
| Price | \$505,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |

| | |
|----------------|------------------------|
| Full Baths | 3 |
| Square Footage | 2,019 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 296 Munn Way |
| Area | Leduc |
| Subdivision | Meadowview Park_LEDU |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1V1 |

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 | Double Garage Attached |

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, Vinyl |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed November 14th, 2025
Days on Market 4
Zoning Zone 81

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Listing information last updated on November 18th, 2025 at 5:47am MST