

# \$520,000 - 188 Munn Way, Leduc

MLS® #E4452742

**\$520,000**

3 Bedroom, 2.50 Bathroom, 2,085 sqft  
Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Step into modern living with this stylish home featuring a double car garage and a smart, functional layout. The main floor boasts a sleek denâ€”perfect for your home office or creative spaceâ€”a contemporary kitchen with a spacious pantry, a dedicated dining room, a convenient half bath, and an airy open-to-below living area that brings in tons of natural light. Upstairs, you'll find a versatile bonus room, the laundry area thoughtfully located for easy access, and a luxurious primary suite with a 5-piece en-suite and walk-in closet. Two additional bedrooms share a full bath, making this home the perfect blend of comfort, style, and practicality.

Built in 2025

## Essential Information

MLS® #	E4452742
Price	\$520,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,085
Acres	0.00
Year Built	2025
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	188 Munn Way
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0J9

### 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, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 13th, 2025
Days on Market	11
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 24th, 2025 at 10:47am MDT