

\$505,000 - 296 Munn Way, Leduc

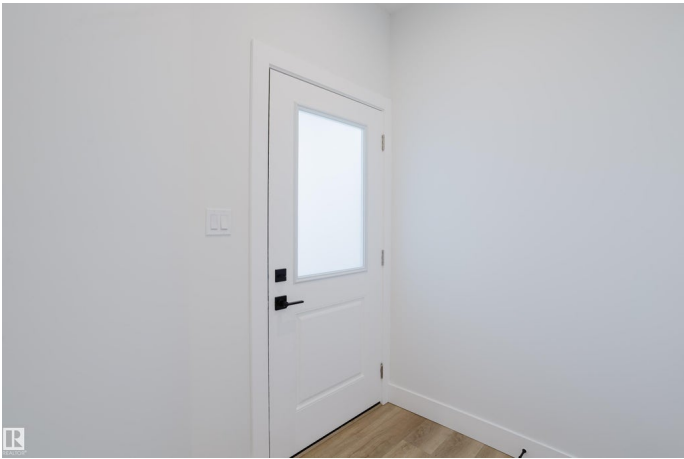
MLS® #E4465853

\$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, youâ€™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	1
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 November 15th, 2025 at 7:47am MST