# \$535,000 - 186 Munn Way, Leduc

MLS® #E4436982

# \$535,000

3 Bedroom, 2.50 Bathroom, 1,991 sqft Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

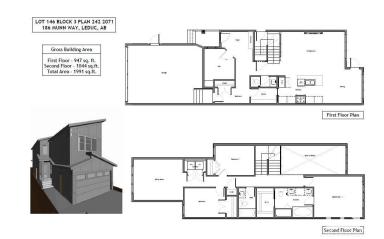
Welcome to your next home in beautiful Leduc! This thoughtfully designed 3-bedroom, 2.5-bathroom home offers a perfect balance of comfort and convenience ideal for families or professionals looking for extra space. Step inside and discover a bright and functional layout featuring a main floor den, perfect for a home office, hobby room, or play space. The open-concept living and dining areas flow seamlessly into the kitchen, complete with a walk-through pantry that connects directly to the mudroom and garageâ€"keeping your home organized and clutter-free. Upstairs, the spacious primary suite is a true retreat, offering a 5-piece ensuite bathroom with dual sinks, a soaker tub, and a separate showerâ€"plus a generous walk-in closet. Two additional bedrooms, bonus room and another full bath complete the upper floor, with room for the whole family. Nestled in a family-friendly community with parks, schools, and local amenities just minutes away, this home is everything you've been looking.

Built in 2025

#### **Essential Information**

MLS® # E4436982 Price \$535,000

Bedrooms 3



Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,991 Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 186 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 Private Setting, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 16th, 2025

Days on Market 80

Zoning Zone 81

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Listing information last updated on August 4th, 2025 at 1:17am MDT