

\$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 garage—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 shower—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

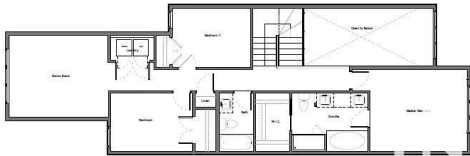
MLS® #	E4436982
Price	\$535,000
Bedrooms	3

LOT 146 BLOCK 3 PLAN 242 2071
186 MUNN WAY, LEDUC, AB

Gross Building Area
First Floor - 947 sq. ft.
Second Floor - 1044 sq.ft.
Total Area - 1991 sq.ft.



First Floor Plan



Second Floor Plan

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 35

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 June 20th, 2025 at 6:32pm MDT