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

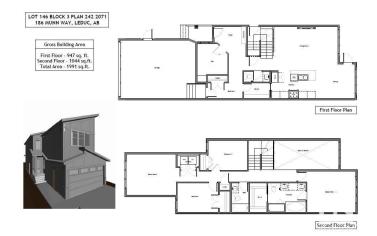
MLS® #E4436982

#### \$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                   |
| Туре           | 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 42

Zoning Zone 81

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Listing information last updated on June 26th, 2025 at 10:32pm MDT