

# \$520,000 - 190 Munn Way, Leduc

MLS® #E4461161

## \$520,000

3 Bedroom, 2.50 Bathroom, 2,105 sqft  
Single Family on 0.00 Acres

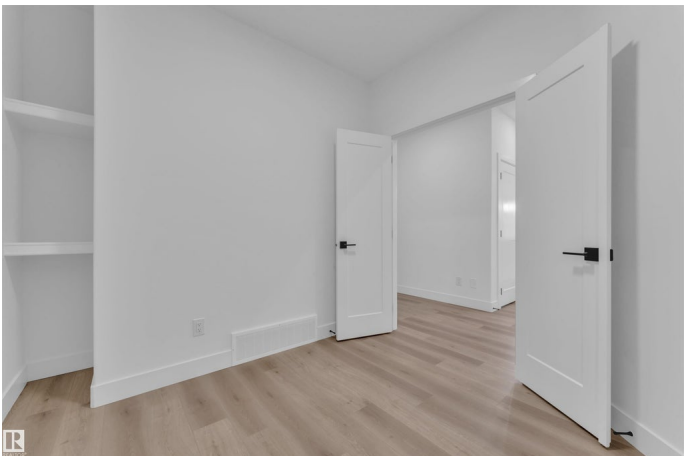
Meadowview Park\_LEDU, Leduc, AB

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom home featuring an open-to-above living room that fills the space with natural light. The main floor includes a private den—perfect for a home office or study—as well as a spacious kitchen with a large walk-in pantry. Enjoy cozy evenings by the stunning feature fireplace with floor-to-ceiling tile in the living room. Upstairs, you’ll find a generous bonus room ideal for family movie nights or a play area. The luxurious primary suite offers a 5-piece ensuite and a walk-in closet for your convenience. Outside, the large backyard provides ample room for entertaining, gardening, or play. Additional features include a double attached garage and thoughtful finishes throughout. This home offers space, style, and functionality—perfect for modern family living!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461161  |
| Price          | \$520,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,105     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 190 Munn Way         |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1V2              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Off Street Parking     |
| 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 | Not Landscaped     |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 31                |
| Zoning         | Zone 81           |

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Listing information last updated on November 7th, 2025 at 3:17pm MST