

# \$520,000 - 188 Munn Way, Leduc

MLS® #E4452742

## \$520,000

3 Bedroom, 2.50 Bathroom, 2,085 sqft  
Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Step into modern living with this stylish home featuring a double car garage and a smart, functional layout. The main floor boasts a sleek den—perfect for your home office or creative space—a contemporary kitchen with a spacious pantry, a dedicated dining room, a convenient half bath, and an airy open-to-below living area that brings in tons of natural light. Upstairs, you'll find a versatile bonus room, the laundry area thoughtfully located for easy access, and a luxurious primary suite with a 5-piece en-suite and walk-in closet. Two additional bedrooms share a full bath, making this home the perfect blend of comfort, style, and practicality.

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4452742      |
| Price          | \$520,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,085         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 188 Munn Way         |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0J9              |

### 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 | Park/Reserve, Schools |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Vinyl           |
| Foundation        | Concrete Perimeter    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 5                 |
| 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 August 18th, 2025 at 6:02am MDT