

\$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 39

Zoning Zone 81

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Listing information last updated on June 24th, 2025 at 2:33pm MDT