

# \$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 78

Zoning Zone 81

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Listing information last updated on August 2nd, 2025 at 7:32am MDT