

# \$549,900 - 298 Munn Way, Leduc

MLS® #E4457640

## \$549,900

3 Bedroom, 3.00 Bathroom, 2,128 sqft  
Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Welcome to this exceptional home in the desirable Meadowview community of Leduc, set on a spacious pie-shaped lot with plenty of yard space. The main floor offers two open-to-above areas, one in the foyer and one in the living room, creating a bright and airy feel. A front walk-in closet with bench and hooks provides practical storage for families. Also on the main floor are a den, a full bathroom with standing shower, a walkthrough spice kitchen, a modern kitchen with sleek finishes, and a living room highlighted by a striking feature wall with electric fireplace. Upstairs are three well-sized bedrooms, including a primary suite with a five-piece ensuite and a stylish accent wall. A versatile bonus room overlooks both the front and back of the home, enhancing the open layout. The basement includes a separate side entrance, offering excellent potential for future development.

Built in 2025

### Essential Information

MLS® #	E4457640
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	2,128
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	298 Munn Way
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1V1

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas Stove Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 12th, 2025

Days on Market                1

Zoning                            Zone 81

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