

# \$529,900 - 198 Munn Way, Leduc

MLS® #E4436025

## \$529,900

4 Bedroom, 3.00 Bathroom, 1,982 sqft  
Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Located in the community of Meadowview at Leduc, this stunning home offers 4 spacious bedrooms and 3 full bathrooms. The main floor showcases modern vinyl plank flooring, soaring 9-foot ceilings, and a breathtaking open-to-above living room that fills the space with natural light. A conveniently located bedroom and full bathroom are perfect for guests or multi-generational living. The stylish kitchen features contemporary finishes and seamlessly flows into the dining area, ideal for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite complete with a spa-inspired 5-piece ensuite. The unfinished basement with a separate entrance provides endless potential for customization, whether you envision a rental suite, home gym, or additional living space.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436025  |
| Price          | \$529,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,982     |
| Acres          | 0.00      |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 198 Munn Way         |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0S9              |

### 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 | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

Date Listed May 12th, 2025

Days on Market 35

Zoning Zone 81

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Listing information last updated on June 16th, 2025 at 2:32pm MDT