

\$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 3

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 September 15th, 2025 at 12:47pm MDT