

# \$539,900 - 341 Munn Way, Leduc

MLS® #E4461616

## \$539,900

3 Bedroom, 3.00 Bathroom, 2,062 sqft  
Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Located in the family-friendly community of Meadowview in Leduc, this Destino model offers a spacious layout with modern finishes throughout. The main floor features vinyl flooring, a den, and a full bath with a standing shower ideal for guests or a home office. The chef-inspired kitchen includes a walkthrough spice kitchen and flows into the dining area and great room, which is open to above with a built-in fireplace. Upstairs offers three bedrooms, including a primary suite with a five-piece ensuite, soaker tub, tiled shower, and walk-in closet. A bonus room and upper laundry add convenience, while the side entrance provides potential for future development.

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4461616      |
| Price          | \$539,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,062         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 341 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 |
| 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, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 21                |

## Zoning

## Zone 81

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Listing information last updated on October 30th, 2025 at 12:03pm MDT