

Courtesy Of Nadia Glavonjic Of Sterling Real Estate

## \$539,900 - 343 Munn Way, Leduc

MLS® #E4462258

**\$539,900**

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

Meadowview Park\_LEDU, Leduc, AB

Located in the quiet, family-friendly community of Meadowview in Leduc, this Ferris 4 model offers a spacious and functional layout with thoughtful upgrades throughout. The main floor features sleek tile flooring, a bright den that can serve as a home office or guest space, a full bathroom with a standing shower, and an open-concept kitchen and dining area with a convenient spice kitchen for additional storage and prep space. The great room includes a built-in fireplace, creating a welcoming setting for everyday living. Upstairs, you'll find three bedrooms, including a primary suite with a five-piece ensuite featuring dual sinks, a soaker tub, a tiled shower, and a walk-in closet. A bonus room and upper-level laundry add extra functionality. The home also includes a side entrance, offering potential for future basement development.

Built in 2025

### Essential Information

MLS® #	E4462258
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	343 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 15th, 2025

Days on Market      7

Zoning                Zone 81

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Listing information last updated on October 22nd, 2025 at 9:17am MDT