

## \$524,000 - 338 Munn Way Leduc, Leduc

MLS® #E4450395

**\$524,000**

5 Bedroom, 3.50 Bathroom, 1,474 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Investor Aler !!Single-family detached Home offering over 2,000 sq ft of luxurious living space, featuring 3 spacious bedrooms and 3 full bathrooms on the main and upper floors, plus a fully LEGAL 2-bedroom BASEMENT suite with its own kitchen, bathroom, laundry, and Private entrance – ideal for rental income or extended family. The open-concept main floor showcases a bright living room, a luxury kitchen with quartz countertops and stainless steel appliances, and a half bath for added convenience. Upstairs, enjoy a large Primary suite with ensuite and walk-in closet, two additional bedrooms, and another full bathroom. The legal basement suite is thoughtfully designed with durable finishes, a full kitchen, and a separate laundry area. A Double Detach Garage offers secure parking and storage, while the fully fenced backyard provides space for outdoor living. Located in a family-friendly neighborhood close to parks, schools, shopping, and transit, this home includes all major appliances

Built in 2025

### Essential Information

MLS® # E4450395

Price \$524,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,474
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	338 Munn Way Leduc
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0S9

### Amenities

Amenities	Ceiling 9 ft.
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Asphalt
Exterior Features	Airport Nearby, Back Lane
Roof	Asphalt Shingles
Construction	Wood, Asphalt

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 30th, 2025

Days on Market                2

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 August 1st, 2025 at 2:48pm MDT