

\$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

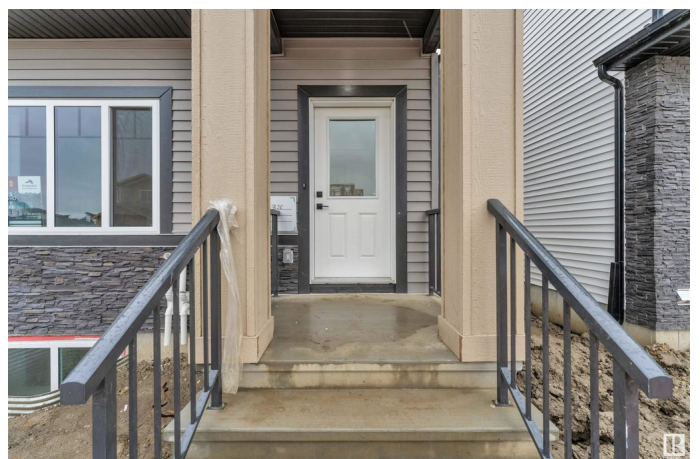
Built in 2025

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 6

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 4th, 2025 at 10:32pm MDT