

## \$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

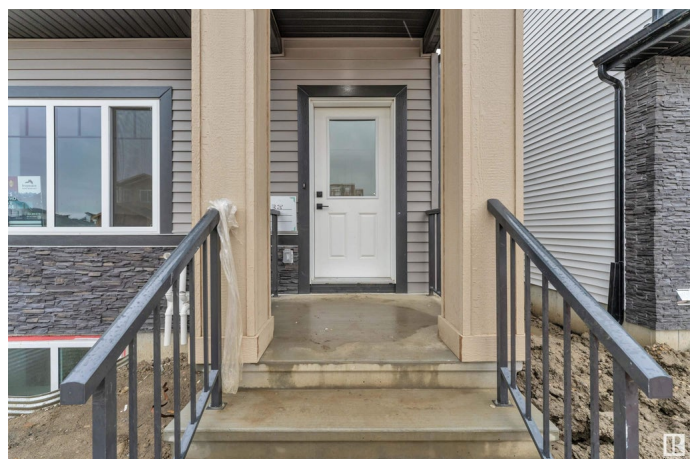
Built in 2025

### 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                16

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 15th, 2025 at 3:32am MDT