

Courtesy Of David Chmiel Of Sweetly

## \$165,000 - 140 142 Selkirk Place, Leduc

MLS® #E4426927

**\$165,000**

2 Bedroom, 1.00 Bathroom, 894 sqft  
Condo / Townhouse on 0.00 Acres

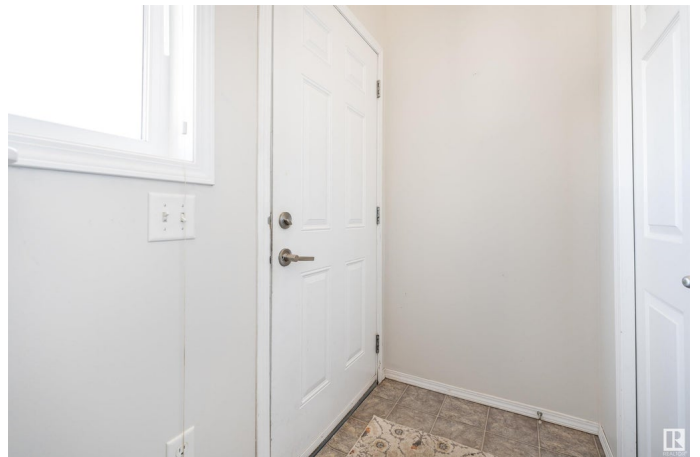
Suntree (Leduc), Leduc, AB

Fantastic Investment Opportunity in Suntree! Discover this beautifully designed 2-bedroom home in the peaceful community of Suntree, surrounded by parks, schools, playgrounds, and scenic walking trails. This open-concept layout offers a spacious great room, perfect for both living and dining areas. The modern kitchen features sleek stainless steel appliances, rich dark wood cabinetry, and a stylish tiled backsplash. Enjoy two generously sized bedrooms, including a comfortable primary suite, along with a well-appointed 4-piece bathroom and a convenient laundry/utility room just off the great room. Additional perks include visitor parking, a designated stall, and low condo fees. Located just minutes from schools, shopping, public transportation, and Leduc Common, this home offers unbeatable convenience and investment potential.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426927  |
| Price          | \$165,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 894       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2012              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | Bi-Level          |
| Status     | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 140 142 Selkirk Place |
| Area        | Leduc                 |
| Subdivision | Suntree (Leduc)       |
| City        | Leduc                 |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9E 0M9               |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Stall  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 81          |
| Condo Fee      | \$272            |

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 April 6th, 2025 at 9:02pm MDT