

## \$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	39
Zoning	Zone 81
Condo Fee	\$272

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