# \$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.



#### **Essential Information**

MLS® # E4426927

Price \$165,000

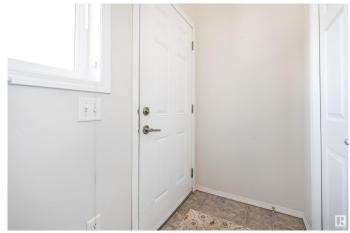
Bedrooms 2

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 40

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®)

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