

## **\$205,000 - 154 142 Selkirk Place, Leduc**

MLS® #E4456351

**\$205,000**

2 Bedroom, 1.00 Bathroom, 884 sqft

Condo / Townhouse on 0.00 Acres

Suntree (Leduc), Leduc, AB

First Time Home Buyers & Investors!!! This spacious, 2 Bedroom, Lower Duplex is located on a quiet street in the sought after Suntree Pointe. Move-in Ready! Excellent Condo management with low fees of \$274.79/month. Pride of Ownership really shows. There are elegant 9' ceilings and large windows making this very Open Floor plan a true gem. The modern finishing and added custom shelving to the bathroom storage closet complete this home. Ample storage with multiple closets in each room. A Picnic Area in the heart of Suntree Pointe is there for your enjoyment and the complex is close to parks, schools, shopping. This Duplex entrance faces West and a quiet open field is your neighbor. Furniture can be negotiated to stay.

Built in 2012

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4456351  |
| Price          | \$205,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 884       |
| Acres          | 0.00      |
| Year Built     | 2012      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Half Duplex            |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 154 142 Selkirk Place |
| Area        | Leduc                 |
| Subdivision | Suntree (Leduc)       |
| City        | Leduc                 |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9E 0M9               |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Parking-Visitor |
| Parking   | Stall           |

### Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                   |
| Stories      | 1                                                           |
| Has Basement | Yes                                                         |
| Basement     | Full, Finished                                              |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, Vinyl                    |
| Exterior Features | Picnic Area, Playground Nearby |
| Roof              | Asphalt Shingles               |
| Construction      | Wood, Vinyl                    |
| Foundation        | Concrete Perimeter             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 60                  |
| Zoning         | Zone 81             |
| Condo Fee      | \$275               |

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Listing information last updated on November 4th, 2025 at 5:47am MST