# \$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.



#### **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

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 November 4th, 2025 at 3:17am MST