

## **\$179,900 - 206 142 Selkirk Place, Leduc**

MLS® #E4462995

**\$179,900**

2 Bedroom, 1.00 Bathroom, 1,002 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. The open concept living / dining / kitchen creates a terrific flow with plenty of room to entertain. Featuring a modern kitchen with sleek stainless steel appliances, rich dark wood cabinetry, plenty of counter space, and a stylish tiled backsplash. Enjoy two generously-sized bedrooms, including a comfortable primary suite and a hidden study niche in the second bedroom. Additional perks include a convenient laundry/utility room, extra storage off the living room, visitor parking, TWO designated parking stalls, 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® #     | E4462995  |
| Price      | \$179,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,002             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 206 142 Selkirk Place |
| Area        | Leduc                 |
| Subdivision | Suntree (Leduc)       |
| City        | Leduc                 |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9E 0M9               |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Ceiling 10 ft., No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | 2 Outdoor Stalls                                                 |

### Interior

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                     |
| Stories      | 2                                                                                                             |
| Has Basement | Yes                                                                                                           |
| Basement     | See Remarks                                                                                                   |

### Exterior

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

### School Information

|            |            |
|------------|------------|
| Elementary | West Haven |
|------------|------------|

|        |        |
|--------|--------|
| Middle | Ohpaho |
| High   | Ohpaho |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 14                 |
| 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 3:02am MST