

## \$474,900 - 145 Selkirk Place, Leduc

MLS® #E4440311

**\$474,900**

3 Bedroom, 2.00 Bathroom, 1,306 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Well appointed 3 bedroom bilevel located in the Suntree neighborhood. Very open great room concept with vaulted ceilings, lovely kitchen with granite countertops, island, numerous pull out drawers & pantry. Huge two tiered deck accessible from the dining area. Two bedrooms with a 4 pce bath completes this level. Surround sound system included. Up a short flight of stairs, the spacious primary suite features a 4 pce ensuite & walk in closet. The lower level boasts 9 ft ceilings & is partially developed with a huge family room, office, den, storage area & laundry room. Roughed in plumbing for future bathroom (basement just need ceiling & flooring). 21 x 22 attached garage, fenced yard, raised garden beds, firepit area, storage shed & under the deck storage are just a few of the perks. Move in ready! Welcome home to 145 Selkirk Place. Minutes to shopping & the Airport.

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440311  |
| Price      | \$474,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,306                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 145 Selkirk Place |
| Area        | Leduc             |
| Subdivision | Suntree (Leduc)   |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 0L6           |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Deck, Exterior Walls- 2"x6" |
| Parking Spaces | 4                           |
| Parking        | Double Garage Attached      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Vinyl                        |
| Exterior Features | Airport Nearby, Fenced, Landscaped |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Vinyl                        |
| Foundation        | Concrete Perimeter                 |

### Additional Information

Date Listed June 4th, 2025

Days on Market 28

Zoning Zone 81

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Listing information last updated on July 2nd, 2025 at 8:47pm MDT