

## \$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 49

Zoning Zone 81

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