

## \$175,000 - 196, 142 Selkirk Place, Leduc

MLS® #E4462172

**\$175,000**

2 Bedroom, 1.00 Bathroom, 944 sqft

Condo / Townhouse on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to Your Oasis in Leduc! This bright and spacious lower-level unit in a professionally managed condo complex is the perfect starter home or investment property. Featuring two generous bedrooms and a smart open-concept layout, it offers both comfort and practicality for a young couple or small family. Step inside and enjoy: Soaring 10+ ft ceilings and large windows that flood the space with natural light. A well-appointed kitchen with ample storage. Brand new vinyl plank throughout. In-suite laundry for everyday convenience. Two assigned parking stalls located just steps from your front door. No shared hallways, offering added privacy and a townhouse-like feel. Family-friendly common area right behind the unit – a great spot for kids to play while staying within view. Currently rented at \$1,525/month, this property is a turn-key investment or a move-in-ready home. Bonus: The upper unit is also available! Live in one and rent the other, or bring family and invest together.

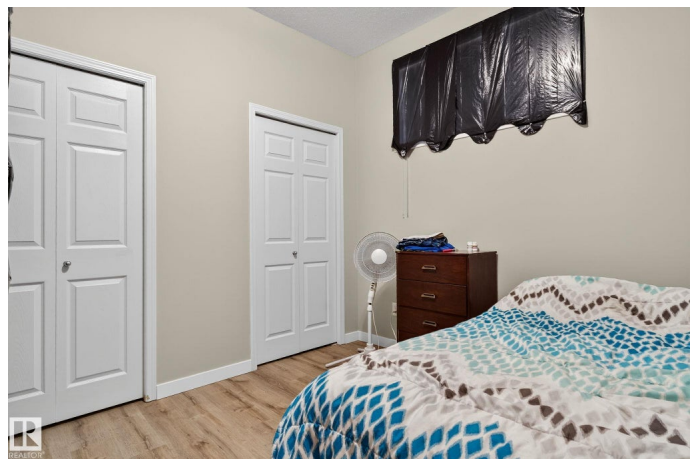
Built in 2012

### Essential Information

MLS® # E4462172

Price \$175,000

Bedrooms 2



|                |                    |
|----------------|--------------------|
| Bathrooms      | 1.00               |
| Full Baths     | 1                  |
| Square Footage | 944                |
| Acres          | 0.00               |
| Year Built     | 2012               |
| Type           | Condo / Townhouse  |
| Sub-Type       | Duplex Up And Down |
| Style          | Bi-Level           |
| Status         | Active             |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 196, 142 Selkirk Place |
| Area        | Leduc                  |
| Subdivision | Suntree (Leduc)        |
| City        | Leduc                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9E 0M9                |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | Ceiling 10 ft.   |
| Parking   | 2 Outdoor Stalls |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Flat Site          |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 81            |
| Condo Fee      | \$275              |

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Listing information last updated on October 17th, 2025 at 10:02pm MDT