

## \$365,000 - 167 142 Selkirk Place, Leduc

MLS® #E4439497

**\$365,000**

5 Bedroom, 2.00 Bathroom, 1,054 sqft  
Condo / Townhouse on 0.00 Acres

Suntree (Leduc), Leduc, AB

**Incredible Investment Opportunity in Suntree!**

This two-unit property on one title offers a 3-bedroom main floor and a 2-bedroom basement, both fully rented. Located in the family-friendly community of Suntree, both units offer turn-key living with low condo fees covering maintenance, snow removal, landscaping, and professional management. The 3-bedroom home features newer flooring, appliances, a private South-West facing deck, and a spacious living area for comfort and relaxation. The 2-bedroom basement condo boasts a chef-inspired kitchen, and open concept living and dining room. Both units are pet-friendly, and have ensuite laundry. Just minutes from schools, parks, shopping, and amenities. This property is ideal for investors seeking steady rental income in a growing community. With great rental income potential, don't miss your chance to own two units on one title!

Built in 2012

### Essential Information

MLS® #	E4439497
Price	\$365,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,054
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Duplex Up And Down
Style	Bi-Level
Status	Active

### **Community Information**

Address	167 142 Selkirk Place
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0M9

### **Amenities**

Amenities	Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, Storage-In-Suite, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	2 Outdoor Stalls

### **Interior**

Appliances	Dryer, Refrigerator-Energy Star, Stacked Washer/Dryer, Washer, Window Coverings, See Remarks, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 81
Condo Fee	\$547

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