

## \$445,000 - 25 Selkirk Place, Leduc

MLS® #E4436196

**\$445,000**

3 Bedroom, 1.50 Bathroom, 1,434 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to this charming 3-bedroom, 1.5-bathroom home nestled in the peaceful, tree-lined community of Suntree. Great for first home home buyers who value a DETACHED home with DOUBLE ATTACHED GARAGE – at the BEST price in Leduc! Recent upgrades include NEW SHINGLES (2024) with a 25 year transferable warranty and new central AIR CONDITIONING (2021). Finishes include hardwood flooring & ceramic tile on the main floor, solid wood cabinets in the kitchen and stainless steel appliances. All 3 bedrooms are located upstairs with a full bathroom and bright bonus room good for a quaint office set-up or play area. Sliding doors off the open-concept dining room leads to the back deck and fully fenced-in backyard – with room for a trampoline! The basement is undeveloped with a functional layout of the laundry and mechanical area. It has a rough-in for future bathroom and two windows to finish to your liking. A great place to call home!

Built in 2008

### Essential Information

MLS® #	E4436196
Price	\$445,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,434
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	25 Selkirk Place
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0L4

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke
Parking	Double Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed May 13th, 2025

Days on Market 2

Zoning Zone 81

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Listing information last updated on May 15th, 2025 at 5:17am MDT