

\$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 9

Zoning Zone 81

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