

\$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.

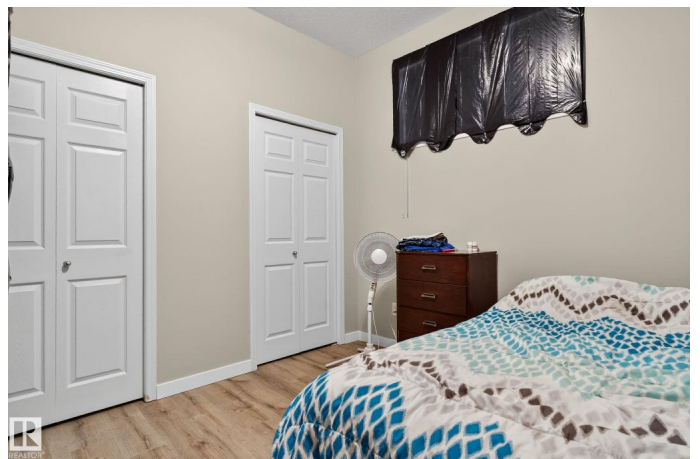
Built in 2012

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 18th, 2025 at 6:47am MDT