

\$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 |

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 June 16th, 2025 at 3:17pm MDT