

## \$615,000 - 15 Selkirk Place, Leduc

MLS® #E4428398

**\$615,000**

4 Bedroom, 3.50 Bathroom, 1,839 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Fully finished 2-storey home in Suntree. This immaculate, open-concept home shows 10/10. A large front entrance is inviting & has plenty of storage space with a seating bench. The living room features a lovely gas fireplace and opens up to the large kitchen with granite countertops, center island, & corner pantry. The dining nook looks out to the professionally landscaped backyard with an oversized deck. A 2 pc bathroom completes the main level. Upstairs, there is a generously sized bonus room with vaulted ceilings, upstairs laundry room, 4 pc bath, and 3 good-sized bedrooms, with the primary suite showcasing a soaker tub & separate shower. The basement is fully finished with a 3 pc bathroom with an oversized shower, an additional bedroom, & a flex room. Upgrades include tons of storage space, Hunter Douglas shades & shutters, central A/C, heated TRIPLE garage, gas line to the deck, updated lighting, & professional backyard landscaping. New roof (2022), new garage doors with new mechanisms/motors (2024).

Built in 2010

### Essential Information

MLS® # E4428398

Price \$615,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,839
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	15 Selkirk Place
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0L4

### Amenities

Amenities	Air Conditioner, Natural Gas BBQ Hookup
Parking	Heated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 1st, 2025

Days on Market                32

Zoning                            Zone 81

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Listing information last updated on May 3rd, 2025 at 2:32am MDT