

\$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	8
Zoning	Zone 81
Condo Fee	\$547

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