

## \$485,900 - 84 Selkirk Place, Leduc

MLS® #E4457003

**\$485,900**

3 Bedroom, 2.50 Bathroom, 1,971 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to this inviting 2-storey home in Suntree, ideally located near green space and a pond. The open-concept main floor offers a spacious front entry, a bright living room, and a kitchen with granite countertops, ample cupboards, generous prep space, and a corner pantry. The dining nook, filled with natural light, opens to a large deck and backyard complete with a greenhouse. A 2-pc bath and roomy laundry area finish this level. Upstairs, the bonus room features a vaulted ceiling and cozy gas fireplace, perfect for relaxing or family gatherings. You™ll find three comfortable bedrooms, including a primary suite with a walk-in closet and ensuite featuring a soaker tub and separate shower. Another full bathroom serves the additional bedrooms. The unspoiled basement has a functional layout and awaits your personal touch, offering excellent potential. Completing this home is a double attached garage. Situated on a quiet street close to playgrounds, walking paths, and other amenities.

Built in 2011

### Essential Information

MLS® # E4457003

Price \$485,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,971                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 84 Selkirk Place |
| Area        | Leduc            |
| Subdivision | Suntree (Leduc)  |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0L5          |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, See Remarks, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached                                                            |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | Tile Surround                                                                                                     |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                              |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 12                   |
| Zoning         | Zone 81              |

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Listing information last updated on September 23rd, 2025 at 6:32am MDT