



Leduc 81 Suntree_LEDU LP: \$171,888
#205 142 SELKIRK PL SP: ACTIVE

List ID #: E4260950 **Type:** Duplex Up And Down
DOM: 0 **Style:** Bi-Level
Rms Abv Gd: 6 **Year Blt:** 2012
Bedrms: **Above:** 3 **Ttl:** 3 **Basement:** None
Baths: 1 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 917.95 **Total Flr (M):** 85.28

Perfect starter home at a very affordable price. Lovely 3 bedroom upper level half-duplex features a roomy ground-level entry, and an open concept kitchen, dining room and living room with generous pantry. This home is bright and spacious, and offers lots of natural light which pours in through south-facing patio doors leading to the deck. Condo has had many recent upgrades including new SS appliances, stacked washer/dryer, toilet and shower doors, hot water tank, ceiling fans in LR and main bedroom, smart thermostat, smart doorbell and electronic door lock. In-suite laundry and not one, but two parking stalls right outside the front door, complete this perfect package. Located in pet-friendly Suntree Pointe in the community of Suntree, in southwest Leduc, a neighbourhood that features parks, playgrounds, trails and schools all within walking distance, this condo is within easy access to the airport and to Edmonton.

Directions:

Virtual Tour: <https://vimeo.com/595621140>

Brochure: <http://www.205-142-SelkirkPlace.com>

1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss: 30	Negotiable	Level	Mtr2	SqFt
Full Baths: 0	0	0	1	0	0	Occupancy: Vacant		Main: 85.28		917.95
Ensuite	0	0	0	0	0			Upper:		
Addl Rms: 0	Finished Lvl: 1					Garage Dim:		AbGd:		
Fpl:	Fpl Fuel:					Elem Schl: West Haven		Lowr:		
Fpl Type:						Jr High Schl: West Haven		BIGd:		
Parking: 2 Outdoor Stalls						High Schl: Leduc Composite		Total A.G. 85.28		917.95

Living Rm: 4.75 x 3.72	M	Master Bdrm: 3.34 x 3.32	M
Dining Rm: 2.18 x 3.14	M	Bedrm 2: 3.34 x 2.52	M
Kitchen: 2.56 x 3.14	M	Bedrm 3: 2.64 x 3.22	M
Family Rm:		Bedrm 4:	
Den:			
Bonus Rm			

Flooring: Carpet, Linoleum **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Stone, Vinyl **Remodel:**
Site Infl: Airport Nearby, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby **Amen/Features:** Deck, Laundry-In-Suite, No Smoking Home, Parking-Visitor, Programmable Thermostat, Vinyl Windows

Goods Incl: Dishwasher-Built-In, Fan-Ceiling, Microwave Hood, Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings **Restrict:** Pet Restrict/Board Approv

Warranty: **Goods Excl:**
Front Expos: North **Condo/HOA:** **Condo:** \$262.73 **HOA:**
Prop Class: Condo Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution
Condo Name: Suntree Pointe
Prk Encl/TTL: / /

Lot Sq (M): 85.01	Lot Dimen:
Frontage (M):	Lot Shape:
Depth (M):	Zoning:
Conform: /Yr:	Front Expos: North
Taxes: \$1,759.31 Tax Yr: 2020	Local Improv: /Yr: