

## \$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      9

Zoning                 Zone 81

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Listing information last updated on April 10th, 2025 at 4:47am MDT