

# \$674,999 - 75 Selkirk Place, Leduc

MLS® #canada\_22935

**\$674,999**

4 Bedroom, 3.00 Bathroom, 1,563 sqft

Single Family on 0.12 Acres

Suntree\_LEDU, Leduc, Alberta

Welcome to Leduc! This beautiful walkout bungalow offers tranquil pond views with no neighbours behind. Custom-built, it features 4 bedrooms, a den, and 3 full baths, along with a spacious rec room and dedicated theater room in the basement. The main floor showcases a unique layout with two bedrooms, a den, a large kitchen, dining area, and a cozy living room featuring a gas fireplace with elegant tile surround. Step outside to the rear deck, perfect for entertaining. The basement boasts a generous rec room with a wet bar, two additional bedrooms, and a home theatre. The double attached garage adds a touch of luxury with its stunning stonework. Enjoy the perfect blend of city living and peaceful surroundings, conveniently located just minutes from the airport and major highways. Don't miss this exceptional opportunity!

Built in 2014

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | canada_22935  |
| Price          | \$674,999     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Square Footage | 1,563         |
| Acres          | 0.12          |
| Year Built     | 2014          |
| Type           | Single Family |



|          |                                    |
|----------|------------------------------------|
| Sub-Type | Residential Detached Single Family |
| Status   | Active                             |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 75 Selkirk Place |
| Subdivision | Suntree_LEDU     |
| City        | Leduc            |
| Province    | Alberta          |
| Zip Code    | T9E 0L5          |

**Amenities**

|              |                                         |
|--------------|-----------------------------------------|
| Features     | Deck, Detectors Smoke, Walkout Basement |
| # of Garages | 2                                       |

**Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 16th, 2024 |
|-------------|--------------------|