

RESIDENTIAL

#124 142 SELKIRK PL

ACTIVE

LP: \$159,900



Property Class: Condo
Area: Leduc
Community: Suntree_LEDU
Building Type: Duplex Up And Down
Style: Bungalow
Legal Plan: 1624345 **Blk:** **Lot:** **Unit:** 11 **UF:**
Linc #: 0037446291
Title to Land: Fee Simple **Ownership:** PRIV
Exclusion Y/N: N **SRR** N **Disc:** **Conform:**
Warranty: **Restrictions:** N-KNW



For showings, please contact Team Oosterveld @ 587-269-3333 9:00 am - 12:00 pm weekdays (Landline - NO Texting) After 12:00 pm and on weekends contact Adam Benke @ 780-221-6106 ****NOTE**** this is a lower unit, entire unit area is Below Grade, RMS Exception for Up-Down style Bungalows.

FIRST TIME HOME BUYER ALERT!! Own your own home for less than renting! A spacious Up-down duplex in the quiet community of Leduc is the perfect starter home. This home features TWO-BEDROOMS and a FULL 4-PC BATHROOM. The OPEN-CONCEPT Kitchen is finished w/ STAINLESS STEEL appliances and DARK ESPRESSO CABINETS. Upgraded appliances include: SMOOTH-TOP Electric Stove & extra large SIDE-BY-SIDE FRIDGE w/ Bottom freezer & water / ice dispenser. 9FT-CEILINGS throughout the home and a generous amount of windows make this home feel very bright and inviting. Large living room area has enough space for all your furniture & Entertainment Toys! Convenient parking space right out front along with enough visitor parking stalls for all your friends & family. The shared green space & patio out your front door are perfect for BBQing and enjoying hot summer days. Enjoy the convenience of living in Suntree Pointe where all exterior maintenance is already taken care of!

Baths:	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Ensuite Bath:	2Pc	3Pc	4Pc	5Pc	6Pc	Finished Levels:	1
Addl Rms:	0	0	0	1	0	0	0	0	0	0	0	0	Level:	SqM:
Living Rm:	4.49 x		L	Bdrms Above:	0		Total Bdrms:	2					Main Level:	SqFt:
Dining Rm:				Master Bdrm:	3.27 x	L							Upper:	
Kitchen:	4.41 x		L	Bedroom 2:	3.38 x	L							Above Grade:	
Family Rm:				Bedroom 3:									Lower Level:	
Den:				Bedroom 4:									Below Grade:	
				Bonus Rm:									Total A.G.:	93.50 1,006.43

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	Forced Air-1	Heat Fuel:	Natural Gas	Roof Type:	Asphalt Shingles
Construction:	Wood Frame	Foundation:	Concrete Slab	Basement:	None / No Basement
Exterior:	Vinyl			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	Laundry-In-Suite, Vinyl Windows			Flooring:	Carpet, Linoleum
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer			Lot Shape:	
				Front Exp:	W Lot SqM:
Site Influences:	Shopping Nearby			Frontage:	Unit Exp:
				Tax Amt/Yr:	1,586.00 / 2016 LI/Yr: \$0 /
Parking:	Stall			Zoning:	104
Virtual Tour:	https://www.youtube.com/watch?v=CeXz-R20fTE&feature=youtu.be			Elem. School:	http://eles.blackgold.ca/
Brochure:	https://www.youtube.com/watch?v=CeXz-R20fTE&feature=youtu.be			Jr High School:	http://whps.blackgold.ca/
				Sr High School:	http://www.blackgold.ca/sc
				Other School:	

Condo Name:	Suntree Pointe	Total Units:		Total Floors:		Floor		Floor #:	
Encl Parking:		Parking Unit:		Park Plan Type:	A	Park Plan Desc:			
Condo Fee:	235.21	Condo Fee Incl:	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution						
HOA Fee:		HOA Fee Incl:							

Seller Name:	Steve & Sandy Shipton	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	780-221-6106
List Agent:	Adam J Benke - Ph: 780-221-6106	Listing Date:	9/1/2017
Agent E-mail:	adam@teamoosterveld.com	Agent URL:	
List Firm:	RE/MAX Elite - Off#: 780-464-4100	Occupancy:	Seller DOM: 0
List Agent 2:	Ben S Oosterveld	Possession:	Possession Days: 15 Possession Notes: Negotiable
List Firm 2:	RE/MAX Elite	Co-Operating Commission:	3.5/100k & 1.5/B

Pending Date:		Sold Price:		Input Date:	9/1/2017 11:12 AM
Sold Date:		Adjustmnt Date:		Expiration	12/1/2017
Seller Agent:		Seller Agent 2:			
Seller Firm:		Seller Firm 2:			