



## Leduc Alberta

\$470,000

If you have been wanting to invest in real estate, this is the one! Absolute turnkey cul-de-sac bungalow with a LEGAL basement suite. Major renovations occurred from 2019-2020! To list a few: new roof in 2019, all new windows over the past 5 years, 2 new furnaces, 2 new hot water tanks, complete basement rebuild, 2 new electrical panels, added 5-piece ensuite on the main level, new LVP flooring throughout, trim, paint, all new appliances in the basement suite, new washer/dryer in the upstairs unit, the list goes on and on! The main level unit consists of 3 bedrooms, two 5-piece bathrooms, separate laundry, and a large living room with views of the greenspace and school. Downstairs has plenty of large windows letting in tons of natural light, a full bathroom, 2 bedrooms with plenty of space for your dining and living areas. Over 600 sqm lot, backing onto a school park! Double attached garage with newer garage doors. Tons of options are available with this unique property! (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Laundry room Measurements not available

Bedroom 5 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



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