



## Leduc Alberta

\$519,900

CALLING ALL INVESTORS OR THOSE LOOKING FOR HELP WITH THEIR MORTGAGE COSTS! A phenomenal opportunity to own this two-storey, with major renovations & a brand new legal basement suite! The open-concept main floor features 3/4 refinished hardwood flooring. The living room is spacious & bright with a gorgeous gas fireplace - the perfect place to entertain friends or relax with family. Updated kitchen is a chefs dream with brand new appliances incl. gas stove! Adjacent dining room provides access to deck & good sized backyard. This level is rounded out with a lovely den/office & 2pce powder room. Upstairs you'll find 3 spacious bedrooms including a primary with walk-in & updated 4pce ensuite. The suite in the basement was done to the highest standard to ensure strong income. ADDITIONAL FEATURES: Oversized double detached garage, RV parking, brand new on-demand direct vent hot water system, additional 3/4" layer of Sonopan sound proofing on the ceiling of the basement suite, close to schools, shopping & more! (id:6769)

Bedroom 4 4.08 m X 3.85 m

Recreation room 5.96 m X 3.41 m

Living room 3.28 m X 3.59 m

Dining room 3.09 m X 2.9 m

Kitchen 3.09 m X 3.66 m

Office 3.02 m X 2.71 m

Primary Bedroom 3.63 m X 4.72 m

Bedroom 2 3.14 m X 3.39 m

Bedroom 3 3.14 m X 4.06 m

Listing Presented By:



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MaxWell Progressive

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