



## Leduc Alberta

\$535,000

Welcome to this incredible home with a Legal 2 bedroom Basement Suite located in the heart of the family community of West Haven Park in Leduc. Investors can rent out both units or you can live in one of the units and rent out the other unit to help with the mortgage! Park in the Double car garage or on the street and make your way inside. The upper unit has 2 levels. The main level has a fully open Kitchen including all the appliances, dining room, living room, a 2-piece bathroom, and mud room. The upper level has a spacious primary bedroom with walk-in closet and 3-piece ensuite, 2 more bedrooms, laundry and a 4-piece bathroom. Separate side entrance to make your way downstairs to the separate Utility room with 2 furnaces, HRV and hot water tank, or into the basement suite. The basement unit has 2 bedrooms, a 4-piece bathroom, full kitchen including all the appliances, in suite laundry, dining and living room. Down the street is a school with a park and close to shopping, golfing, and so much more! (id:6769)

Bedroom 4 2.58 m X 3.58 m

Bedroom 5 2.66 m X 3.59 m

Second Kitchen 0.85 m X 5.04 m

Laundry room 1.35 m X 0.87 m

Utility room 3.13 m X 1.98 m

Living room 4.55 m X 4.03 m

Dining room 4.55 m X 3.12 m

Kitchen 3.79 m X 5.31 m

Primary Bedroom 4.17 m X 3.33 m

Bedroom 2 2.92 m X 3.13 m

Bedroom 3 3.51 m X 3.8 m

Laundry room 1.11 m X 1.7 m

Listing Presented By:



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