



Leduc Alberta

\$309,000

Profitable Gains for the Enterprising Homeowner or Investor with Vision and Imagination. A Bargain for Do-It-Yourself Buyers. Unique 3 Level Split Design. Located in the Mature Caledonia Neighborhood. Excellent Locale- Tucked Away on a Quiet Street. Close Proximity to Schools, Parks Shopping & Public Transportation.

FEATURES: Large Lot (Approx 60 x 110). May Accommodate a Garage. Mature Yard Site, Concrete Patio Area, 3 Bedrooms, 2 Full Bathrooms. Fully Developed Basement. Additional Features: Newer Double Pane Thermal Windows Throughout- 2021. Shingles Believed to be Approx 2012. New Hot Water Tank-2026. This Property Presents a Rare Value Add Opportunity to Invest & Profit. (id:6769)

Recreation room 3.15 m X 5.05 m

Utility room 3.12 m X 1.97 m

Living room 3.77 m X 6.13 m

Dining room 3.95 m X 2.57 m

Kitchen 3.82 m X 3.91 m

Primary Bedroom 3.85 m X 3.59 m

Bedroom 2 3.34 m X 2.72 m

Bedroom 3 3.67 m X 2.43 m

Listing Presented By:



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Maxwell Heritage Realty

<http://www.realpropertypros.ca/>



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