



Leduc Alberta

\$749,900

*** Side by Side Duplex on ONE TITLE?! *** That's right, Dear Buyer! This one is VERY unique. Situated on a quiet, tree-lined street in South Telford you'll find this 2009-Built SIDE BY SIDE Duplex on ONE title. PERFECT FOR: Multi-Generational families (live in one side, family in the other side?). House Hack - Live in one side, rent the other out for cashflow! Investors - Rent out BOTH sides! EACH SIDE FEATURES: 2-Storey Design with 3 Bdrms / 2.5 Baths on top two levels (1700+ sqft Per side!) PLUS 1 Bdrm / 1 Bath in Bsmt (700+ sqft Per side!). And YES...There is a second kitchen in EACH basement. CONVENIENT SIDE ENTRANCES to access the basement. Each Basement has it's own laundry. PARKING: loads of space in the rear alley, plus a double detached garage to keep the tools / hot rod / extras safe and secure. QUICK ACCESS TO: Shopping, amenities, parks, schools, and quick commute to QEII, Henday, Nisku, Costco, and EIA. Why pick up one half duplex when you can get TWO for WAY LESS PRICE per/door? (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Bedroom Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Second Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Additional bedroom Measurements not available

Listing Presented By:



Originally Listed by:
MaxWell Challenge Realty

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