



Leduc Alberta

\$349,000

Zoned CBD this bungalow has great opportunity and has been converted into offices for an income generating rental. Main floor has been completely renovated with a front entrance and 2pc bath that works as a waiting/ admin area to the four offices that are on the main level. New flooring throughout, paint/ fixtures for a clean and modern look. Basement is partially developed with a small kitchen, with fridge, sink & plumbed for a dishwasher. Living/ Rec area. Bedroom or another office. Large laundry/ utility room with storage area. Side entrance gives the opportunity to finish the basement into a suite, live downstairs and run your business upstairs. Many opportunities with this one. A single garage as well as off street parking is available. New windows on the main floor, as well air conditioning has been installed. Don't miss out! (id:6769)

Kitchen 2.45 m X 3.51 m

Primary Bedroom 3.2 m X 3.7 m

Recreation room 3.62 m X 6.68 m

Office 3.67 m X 3.44 m

Office 3.31 m X 4.13 m

Office 3.31 m X 4.13 m

Office 2.21 m X 3.84 m

Listing Presented By:



Originally Listed by:
NOW Real Estate Group



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