



## Leduc Alberta

\$475,000

Welcome to Willow Park! FULL DUPLEX, LARGE LOTS, WALKABLE LOCATION and a great opportunity for investors, multi-generational living, or buyers wanting income potential. The 2 units are being sold together. They are mirror images of each other, with each unit offering around 966 sq ft, 2 bedrooms and a 4 piece bathroom on the main level. Each side also offers its own large fenced yard with plenty of room for kids, pets, backyard fires, gardening and outdoor living. Located in a highly walkable area close to public transportation, restaurants, grocery shopping and everyday amenities, this property gives you convenience and flexibility in a mature Leduc neighbourhood. Important updates include a NEWER ROOF, along with some flooring updates. One side also has a developed bathroom downstairs, adding even more function and future potential. Whether you are looking to rent both sides, live in one and rent the other, or hold a solid property in a great location, this Willow Park full duplex is a rare opportunity. (id:6769)

Living room 11'6" x 17'2"

Dining room 10'5" x 10'3"

Kitchen 10'4" x 10'5"

Primary Bedroom 10'5" x 15'4"

Bedroom 2 9'1" x 9'11"

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<https://www.zoerealestategroup.com/>



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