



## Leduc Alberta

\$475,000

Step into this dream investment opportunity! Fully renovated 1300 sqft bilevel, boasting a modern main level with spacious living room, bright eating area, and stunning kitchen. Extensive hardwood and vinyl plank flooring extends throughout the entire home, including the 3 bedrooms - highlighted by a grand primary, with huge walk-in closet, 2pc ensuite, and laundry. Over \$90k invested in creating a legal suite in the basement. More vinyl plank flooring extends throughout the entire level, illuminating the sunny living room with large windows. A second fabulous kitchen, beautiful 4pc bath, and 2 extra bedrooms complete this level. There are 2 of all the appliances, 2 high eff furnaces, 2 laundry areas. The property is located on a magnificent lot w/ a 24x24 double detached garage. Both tenants would like to stay making this an investors dream! (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<http://www.lorenzteam.com/>

**RE/MAX ELITE**

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