



# Leduc Alberta

\$515,000

Investment Opportunity Fully Finished Walk Out with Legal 1 Bedroom Suite. Whether you're a first-time buyer looking to ease the burden of mortgage payments or an investor seeking a promising rental property. Its strategic location + well-designed features make it a valuable addition to any real estate portfolio. Upon entering, you'll find a roomy entryway and a powder room situated with privacy in mind. The open concept design seamlessly integrates the kitchen, dining, + living areas, providing a welcoming space for family gatherings + entertaining guests. Access to the back deck + yard, perfect for outdoor relaxation + activities. The kitchen is equipped with a spacious pantry, ensuring ample storage for all your culinary needs. The upper level is designed to offer both comfort + convenience. It hosts the primary bedroom, 4-piece ensuite. In addition to the primary suite, there are 2 additional bedrooms, and a bonus room + laundry. Basement suite, 1 bedroom, living, kitchen, 4 piece bath + laundry. (id:6769)

Bedroom 4 2.59 m X 1.52 m

Second Kitchen 2.56 m X 2.88 m

Living room 3.46 m X 3.75 m

Dining room 2.34 m X 3.75 m

Kitchen 4.64 m X 4.02 m

Primary Bedroom 4.27 m X 4.69 m

Bedroom 2 2.83 m X 3.82 m

Bedroom 3 2.87 m X 3.12 m

Bonus Room 2.95 m X 2.86 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://theandersonco.ca/>



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