



## 178 BRIDGEPORT Boulevard 114 Leduc AB

\$319,900

TURNKEY INVESTMENT OPPORTUNITY! Create POSITIVE CASH FLOW with rental income! This charming 4-bed, 2.5-bath townhouse spans 1380 sqft & is fully set up for renters (all rooms currently rented on a month-month basis). The main floor opens into a bright, shared living space w/ office & exercise sp, creating a welcoming environment. Well-appointed kitchen includes lots of cabinets & counters, all appliances, dining area & balcony. Upstairs, discover 3 furnished bdrms, laundry & main bath. Primary offers privacy w/ w-i closet & full ensuite. Basement offers 4th (unfurnished) bdrm, den, storage rm & garage w/ polyaspartic flrs & oil heater. Upgrades include: new driveway, retaining wall, HWT & furnace (3yrs). Located in a desirable community, this home is steps away from large park, scenic trails, shopping & dining options, enhancing its appeal for potential tenants. With convenient access to HWY 2 & public transit, commuting is seamless. Don't miss this ready-to-go investment opportunity in a prime location!

Listing Presented By:



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