



Leduc Alberta

\$319,900

OPTIONAL RENTAL 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, 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 & bus stop. All enhancing its appeal for potential tenants. With convenient access to HWY 2 & public transit, commuting is seamless. Property can be purchased furnished or unfurnished. Dont miss this investment opportunity in a prime location! (id:6769)

Den 3.08 m X 2.59 m

Bedroom 4 2.64 m X 3.16 m

Storage 1.94 m X 2.16 m

Living room 4.82 m X 5.36 m

Dining room 2.79 m X 4.74 m

Kitchen 3.09 m X 3.59 m

Primary Bedroom 3.42 m X 4.24 m

Bedroom 2 3.09 m X 2.95 m

Bedroom 3 2.98 m X 3.67 m

Listing Presented By:



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