



Leduc Alberta

\$525,000

Welcome to this incredible investment opportunity located in the heart of the Southfork community. This fully Legal Suited property is ready for a new investor to take over with Tenants in Lease Agreements till May 31, 2026 and August 31, 2026 with a great Management Company. The upper tenants have access to the Double Car Garage and when you make your way into the front entrance there is separate entrance to the upper and lower parts of the home. The upper has a large foyer that connects the main door to the garage door with a 2-piece bathroom. Make your way to the open Living room, Dining room, and kitchen with all the appliances. Make your upstairs to the Family room, primary bedroom with 5-piece bathroom and large walk in closet, 2 more bedrooms, 4-piece bathroom and Laundry. Make your way down to the fully legal basement suite with it's own furnace and heating control. Down here you will find a 1 bedroom with a 4-piece bathroom, Kitchen with all appliances, Living room, Laundry and Utility room. (id:6769)

Bedroom 4 3.12 m X 3.94 m

Laundry room Measurements not available

Second Kitchen 3.96 m X 2.39 m

Utility room 3 m X 3.26 m

Living room 3.96 m X 5.09 m

Dining room 3.34 m X 2.54 m

Kitchen 3.66 m X 3.84 m

Family room 3.65 m X 4.12 m

Primary Bedroom 3.58 m X 3.74 m

Bedroom 2 3.15 m X 3.29 m

Bedroom 3 2.88 m X 3.7 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:
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