



## Leduc Alberta

\$405,000

Turn-key income property or ideal live-in investment--this rare two-unit 970 sq ft home on one title offers flexibility and strong cash flow potential. Generate rental income or live in one unit while offsetting your mortgage. The upper unit features vaulted ceilings, new carpets (2025), spacious living areas, and upgraded in-suite laundry, while the lower unit offers a bright open-concept layout, two bedrooms, and upgraded laundry. Exclusive full soundproofing throughout all interior walls--only building with this feature--provides exceptional privacy between units. Wired for phone, cable, and multimedia in all living areas. Each unit includes two off-street parking stalls, plus an assigned upper balcony and lower private deck. Located in desirable West Leduc close to shopping, schools, and transit with connections to Nisku, Edmonton, and the airport, making this a high-demand rental location. Low-maintenance, turn-key opportunity with income potential. Condo fees are split between units. (id:6769)

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:  
ComFree

**REMAX Elite**

**REMAX ELITE**

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