



## Leduc Alberta

\$469,900

Investment Opportunity Fully Finished, including a 1 bedroom Legal basement 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 + 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 walk-thru 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 bdrms, laundry. Bsmt. suite, 1 bdrm, living, kitchen, 4 piece bath + laundry. Walkout bsmt (id:6769)

Bedroom 4 2.81 m X 3.01 m

Second Kitchen 2.4 m X 4.02 m

Utility room 3.09 m X 2.21 m

Living room 5.8 m X 3.96 m

Kitchen 2.65 m X 3.68 m

Primary Bedroom 4.19 m X 3.48 m

Bedroom 2 2.86 m X 3 m

Bedroom 3 2.87 m X 3.02 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://theandersonco.ca/>

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