



## Leduc Alberta

\$415,000

Investors! This beautiful home has separate basement entrance and long term tenants already in place. This house has hardwood floors, 4 Stainless steel kitchen appliances, an office/den and 2 piece bathroom on main floor. Excellent kitchen with island. Small deck with aluminum railing off patio door. 3 bedrooms upstairs and the finished basement has its own separate access, allowing for potential of a secondary suite! There is abundant natural light with modern light fixtures throughout. The master bedroom pours in light with beautiful large windows and has full ensuite and walk-in closet. This home is in a very desirable family location with sense of community in the area and easy distance to shopping, airport, & schools. 400 Sq ft Parking pad, backyard is fenced on two sides. (id:6769)

Bedroom 4 Measurements not available

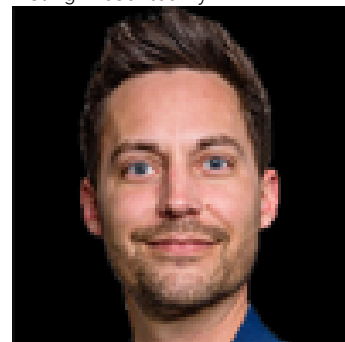
Living room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<https://charleneblanchard.remaxhomesforsaleleduc.com/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.