



## Leduc Alberta

Suntree (Leduc)

# \$375,000



Turn-Key Home2Love Investment Opportunity in Suntree! This rare two-unit property on one title offers immediate & stable rental income with long-term tenants already in place. The 3-bedroom upper unit is currently rented for \$1,525/month plus utilities with a lease secured until Jan 1, 2027, while the 2-bedroom lower unit rents for \$1,230/month plus utilities with a lease in place until Aug 1, 2026, creating reliable cash flow from day one. The upper home features a bright spacious living area, king-sized primary bedroom & two generous bedrooms, ensuite laundry, and a private southwest-facing deck. The lower suite offers a large kitchen and open concept living & dining area, two bedrooms & its own ensuite laundry, making both units highly desirable for tenants. Low condo fees simplify ownership and cover maintenance, snow removal, landscaping, & professional management, making this a true low-maintenance investment property. Two units. One title. Reliable income already in place, Expand your Portfolio! (id:6769)



### Ken J. Healey

RE/MAX Elite

Phone: (780) 566-0408

<https://kennethhealey.eliterealestate.ca/>

ca/



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada