



Leduc Alberta

\$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)

Bedroom 4 4.09 m X 3.64 m

Bedroom 5 3.19 m X 3.19 m

Second Kitchen 4.74 m X 3.91 m

Living room 4.76 m X 4.26 m

Kitchen 4.76 m X 3.1 m

Primary Bedroom 3.33 m X 3.32 m

Bedroom 2 3.33 m X 3.25 m

Bedroom 3 3.33 m X 2.52 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

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