

\$729,000 - 4609 46 Street, Leduc

MLS® #E4427870

\$729,000

7 Bedroom, 4.00 Bathroom, 1,798 sqft
Single Family on 0.00 Acres

South Telford, Leduc, AB

4 plex located next to Telford Lake, Telford Park and Peace Park, this fourplex offers three 2 bedroom and one 1 bedroom living units. Current revenues are \$56,4000 per year, with window upgrades , new roof in 2019 and recent boiler replacement and kitchen upgrades. Over 1790 sq ft per floor , this Raised bungalow fourplex is a rare find in this price range. With good Public Transit access and adjacent to F Lede Park, tenants are not hard to find. Fourplex offers central laundry in the basement ,and one km from the Leduc Rec center. Located in the center of Leduc, this property is prime for long term rental returns!

Built in 1976

Essential Information

MLS® #	E4427870
Price	\$729,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	1,798
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	4PLEX



Style Raised Bungalow
Status Active

Community Information

Address 4609 46 Street
Area Leduc
Subdivision South Telford
City Leduc
County ALBERTA
Province AB
Postal Code T9E 5S7

Amenities

Amenities Carbon Monoxide Detectors
Parking Rear Drive Access

Interior

Appliances Refrigerator, Stove-Electric
Heating Hot Water, Water
Stories 2
Has Basement Yes
Basement See Remarks, Finished

Exterior

Exterior Wood, Stucco
Exterior Features Backs Onto Park/Trees, Corner Lot, Lake Access Property,
Park/Reserve
Roof Asphalt Shingles
Construction Wood, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed March 26th, 2025
Days on Market 9
Zoning Zone 81

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Listing information last updated on April 4th, 2025 at 12:47am MDT