

## \$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 1:47am MDT