

\$699,000 - 4609 46 Street, Leduc

MLS® #E4427870

\$699,000

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

South Telford, Leduc, AB

Ideally situated next to Telford Lake, Telford Park, Peace Park, and F. Lede Park, this well-maintained raised bungalow fourplex presents a rare opportunity in this price range. Offering over 1,790 sq. ft. per floor, the property includes three 2-bedroom units and one 1-bedroom unit, generating a combined annual revenue of \$56,400. Recent upgrades include a new roof (2019), updated windows, a replaced boiler, and some modernized kitchens, enhancing both functionality and tenant appeal. Shared central laundry is conveniently located in the basement. With excellent public transit access and just 1 km from the Leduc Recreation Centre, this centrally located property consistently attracts quality tenants. Whether you're a seasoned investor or looking to begin your real estate portfolio, this fourplex is well-positioned for long-term rental income and strong value appreciation. Fire Extinguishers updated May 2025



Built in 1976

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4427870 |
| Price | \$699,000 |
| 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 Suite | Yes |
| 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 130

Zoning Zone 81

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Listing information last updated on August 3rd, 2025 at 5:17pm MDT