

## \$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 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 36  
Zoning Zone 81

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Listing information last updated on May 1st, 2025 at 8:47pm MDT