

## \$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

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	\$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	87
Zoning	Zone 81

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