

## \$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 | 83               |
| Zoning         | Zone 81          |

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