

# \$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 126

Zoning Zone 81

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Listing information last updated on July 30th, 2025 at 4:47am MDT