

# \$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 132

Zoning Zone 81

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Listing information last updated on August 5th, 2025 at 6:32am MDT