

\$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 122

Zoning Zone 81

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Listing information last updated on July 26th, 2025 at 7:17pm MDT