

## \$759,000 - 4714 54 Avenue, Leduc

MLS® #E4433668

**\$759,000**

2 Bedroom, 1.50 Bathroom, 2,176 sqft

Single Family on 0.00 Acres

West Commercial (Leduc), Leduc, AB

Looking to invest in a property that offers steady income and future security? This fourplex in Central Leduc is an excellent opportunity. Recently updated, each unit features a spacious and inviting layout. The living rooms are perfect for relaxing or hosting guests, while the dining areas open to decks with double garden doors. The kitchens boast ample cabinetry, combining practicality with style. On the main level you'll find a convenient 2 pce bathroom, and the lower level offers two large bedrooms for added privacy, along with a 4 pce bathroom. Bright oversized windows bring in plenty of natural light, enhancing the living spaces. Each unit includes laundry and storage areas in the basement, with individual meters for easy management. Ideally situated close to all amenities, this property is a solid choice for investors or first-time buyers seeking a reliable rental income. Pictures reflect unit 4; all are the same floor plan;

Built in 1989

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4433668  |
| Price     | \$759,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 2,176         |
| Acres          | 0.00          |
| Year Built     | 1989          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4714 54 Avenue          |
| Area        | Leduc                   |
| Subdivision | West Commercial (Leduc) |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 6K4                 |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Hot Water Natural Gas, Vinyl Windows |
| Parking   | No Garage, Stall                           |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Willow Park         |
| Middle     | Ecole Leduc Jr High |
| High       | Leduc Comp          |

### **Additional Information**

|             |               |
|-------------|---------------|
| Date Listed | May 1st, 2025 |
|-------------|---------------|

|                |    |
|----------------|----|
| Days on Market | 19 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 81 |
|--------|---------|

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Listing information last updated on May 20th, 2025 at 4:32pm MDT