

## \$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	2
Zoning	Zone 81

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