



## 4614 47 Street Leduc AB

\$1,125,000

Very well located just 4 blocks from Leduc downtown core. This is a nine suite, 2 and 1/2 storey apartment of wood-frame construction with gabled and a newer asphalt shingled roof. Boiler produces radiant hot-water heat. All 3 suites in the front are 2 bedroom, 5 in the rear are 1 bedroom and there is 1 bachelor with separate entrance in the middle. Tenants pay their own power. The landlord pays all other utilities. Six balconies. Leduc and Nisku industrial parks are back to work and busier than ever. Ride the wave of a strong Alberta economy, in-migration and escalating rents.

Listing Presented By:



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