

\$254,777 - 4626 46 Avenue, St. Paul Town

MLS® #E4396374

\$254,777

4 Bedroom, 2.50 Bathroom, 1,266 sqft
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Nestled in the heart of the town, this charming home boasts an unbeatable location with a park just down the street and a short stroll to both local schools and the vibrant downtown area. This highly sought-after bungalow features a practical kitchen and dining layout, convenient main floor laundry, and a master bedroom complete with a 2-piece ensuite. Downstairs boasts a large family room with a second kitchen and vinyl plank flooring throughout. Outside, the property includes both an attached carport and a detached single garage, set within a fenced backyard. Affordably priced, this residence is perfect for first-time buyers or serves as an excellent opportunity for investors seeking a profitable income property. Discover the perfect blend of comfort and convenience in this delightful home.

Built in 1979

Essential Information

MLS® #	E4396374
Price	\$254,777
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,266



Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4626 46 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A3

Amenities

Amenities	Off Street Parking, Detectors Smoke
Parking	Single Carport, Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 8th, 2024
Days on Market	281

Zoning

Zone 60

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