

\$219,000 - 4932 46 Avenue, St. Paul Town

MLS® #E4409911

\$219,000

3 Bedroom, 1.50 Bathroom, 762 sqft

Single Family on 0.00 Acres

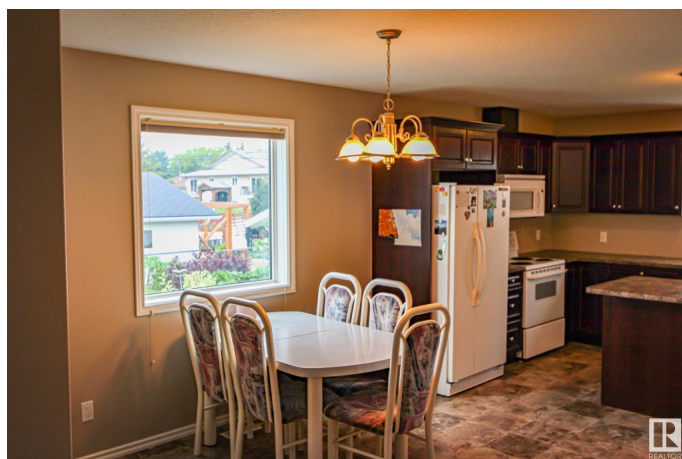
St. Paul Town, St. Paul Town, AB

Looking for easy living or a potential rental income? This 3-bed, 1.5-bath duplex is the perfect fit! Featuring a single attached garage, this home combines modern convenience with timeless design. The open layout is bright and airy, with a spacious living area that flows seamlessly into the kitchen, complete with a large island and walk-in pantry—ideal for cooking and entertaining. All three bedrooms and laundry are located in the fully finished basement, maximizing space and functionality. The master bedroom includes a luxurious walk-in closet, adding both style and practicality. With two bathrooms featuring modern fixtures, comfort is guaranteed. Outside, enjoy a low-maintenance yard, a serene deck for relaxing or hosting BBQs, and a brand-new shed for extra storage. This home is a blend of comfort, style, and convenience—whether you’re looking to settle in or generate income, it’s an excellent opportunity!

Built in 2010

Essential Information

MLS® #	E4409911
Price	\$219,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	762
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

Community Information

Address	4932 46 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

Amenities

Amenities	On Street Parking, Deck, No Smoking Home, Vinyl Windows
Parking	Front Drive Access, Single Garage Attached

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Level Land, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 8th, 2024
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Days on Market 194

Zoning Zone 60

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Listing information last updated on April 20th, 2025 at 1:02am MDT