

\$212,500 - 5217 52 Avenue, St. Paul Town

MLS® #E4376565

\$212,500

5 Bedroom, 3.00 Bathroom, 1,230 sqft
Single Family on 0.00 Acres

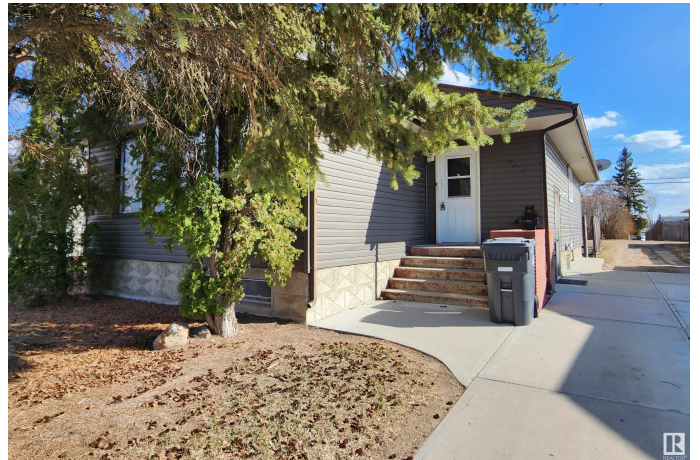
St. Paul Town, St. Paul Town, AB

VERY AFFORDABLE SPACIOUS PROPERTY located in a residential area in St. Paul within walking distance to major recreational facilities. The main floor of this 1229 sq ft. raised bungalow consists of 3 bedrooms, 1 bathroom, large kitchen, dining area, living room and stacked laundry area. The lower level features potential income with 2 kitchenettes, 2 more bedrooms, 2 bathrooms, laundry and utility. Upgrades include vinyl windows, vinyl siding, shingles, kitchen cabinetry, large hot water tank (2024) and white doors and trim. The home is heated with boiler/hot water heating throughout. Includes all appliances, window coverings and storage shed. This property features a large 50 x 140' lot, fenced back yard, back alley and a long drive-through laneway which is perfect for parking RV's. Property taxes are \$2690.28 (2024). Explore the many opportunities this property has to offer including mortgage helpers. A great investment!

Built in 1961

Essential Information

MLS® #	E4376565
Price	\$212,500
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,230
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	5217 52 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas, Vinyl Windows
Parking	Front Drive Access, Parking Pad Cement/Paved, Rear Drive Access, RV Parking

Interior

Appliances	Dryer, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped
Lot Description	50' x 140'
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 11th, 2024
Days on Market 480
Zoning Zone 60

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