

## \$329,900 - 4625a 46 Ave, St. Paul Town

MLS® #E4418434

**\$329,900**

4 Bedroom, 3.00 Bathroom, 1,492 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Charming 3-bedroom home located in the desirable Southeast St. Paul, AB area. This lovely property features 3 bedrooms on the main floor with an additional bedroom downstairs. The spacious kitchen and dining room area is perfect for entertaining and opens up to a beautiful backyard deck, ideal for outdoor gatherings. Enjoy the privacy of a fenced yard and the convenience of a double attached garage. The nicely finished basement adds extra living space and versatility to the home. With a total of 1492 sq ft, this property offers comfort and style in a great location. Shingles replaced October 2024

Built in 1984

### Essential Information

MLS® #	E4418434
Price	\$329,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,492
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status                      Active

**Community Information**

Address                    4625a 46 Ave  
Area                        St. Paul Town  
Subdivision              St. Paul Town  
City                        St. Paul Town  
County                    ALBERTA  
Province                  AB  
Postal Code              T0A 3A3

**Amenities**

Amenities                Deck, Fire Pit  
Parking                   Double Garage Attached

**Interior**

Interior Features        ensuite bathroom  
Appliances               Dishwasher-Built-In, Refrigerator, Storage Shed, Stove-Gas, Window Coverings  
Heating                   Forced Air-1, Natural Gas  
Stories                    2  
Has Basement            Yes  
Basement                Full, Finished

**Exterior**

Exterior                   Wood, Brick, Vinyl  
Exterior Features       Back Lane, Fenced, Landscaped  
Roof                       Asphalt Shingles  
Construction            Wood, Brick, Vinyl  
Foundation              Concrete Perimeter

**Additional Information**

Date Listed                January 15th, 2025  
Days on Market          173  
Zoning                     Zone 60

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