

## \$259,900 - 4413 47 Avenue, St. Paul Town

MLS® #E4431177

**\$259,900**

3 Bedroom, 2.50 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Step into a welcoming atmosphere in this delightful bungalow, perfectly situated within walking distance to schools, parks, restaurants, and more. The heart of the home features an open-concept kitchen & dining area, ideal for family gatherings or casual meals. Sunlight streams through large front windows, creating a warm & inviting living room. The master bedroom offers comfort with a 2-piece ensuite. Main floor laundry adds practicality to daily life. The lower level is designed for entertainment, boasting a wet bar, a spacious family area where you can host memorable gatherings and 2 additional rooms that could be brought up to provincial code and converted into bedrooms to meet your family needs. Outside, a double garage provides ample storage, while the extensive garden area offers a private retreat for gardening enthusiasts. This home is a perfect match for first-time buyers or those looking to downsize, offering comfort, convenience, and charm. Don't miss out on making this your dream home!

Built in 1974

### Essential Information

MLS® # E4431177

Price \$259,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,463                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4413 47 Avenue |
| Area        | St. Paul Town  |
| Subdivision | St. Paul Town  |
| City        | St. Paul Town  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 3A1        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Extra, Wet Bar |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick                                       |
| Exterior Features | Back Lane, Not Fenced, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Brick                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 16th, 2025

Days on Market                82

Zoning                            Zone 60

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