

# \$232,500 - 4705 45 Ave, St. Paul Town

MLS® #E4437568

## \$232,500

3 Bedroom, 2.00 Bathroom, 1,248 sqft  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Charming 3-Bedroom Home with Oversized Garage & RV Parking This 1248 sq ft home offers the perfect blend of comfort and functionality. Featuring 3 spacious bedrooms and a convenient main floor laundry, it boasts an open floor plan ideal for family living and entertaining. The partially finished basement includes a large rec room with a cozy wood stove—perfect for relaxing evenings. Enjoy the convenience of a single attached garage plus an oversized double detached garage, providing ample space for vehicles, tools, or a workshop. RV parking adds even more versatility. Don’t miss this well-rounded property with room for everything you need!

Built in 1972

### Essential Information

MLS® #	E4437568
Price	\$232,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,248
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family



Style	Raised Bungalow
Status	Active

### Community Information

Address	4705 45 Ave
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A3

### Amenities

Amenities	Hot Water Natural Gas
Parking	Double Garage Detached, Front Drive Access, Heated, Insulated, Over Sized, Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

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

### Additional Information

Date Listed	May 19th, 2025
Days on Market	50
Zoning	Zone 60

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