

## \$292,500 - 5006/5008 54 Avenue, St. Paul Town

MLS® #E4446296

**\$292,500**

3 Bedroom, 1.50 Bathroom, 1,731 sqft

Single Family on 0.00 Acres

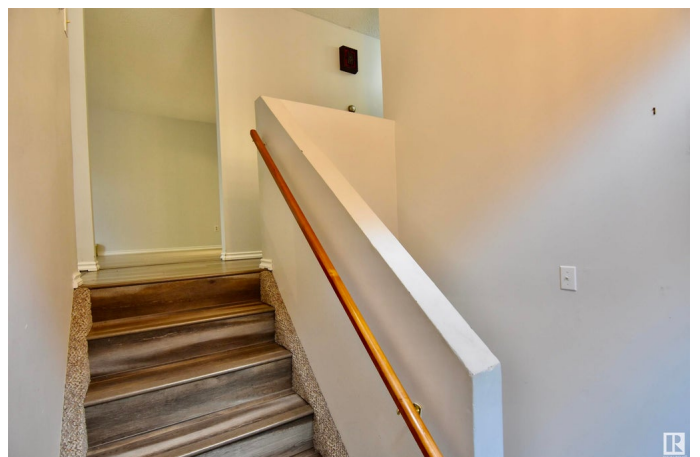
St. Paul Town, St. Paul Town, AB

Great revenue opportunity! This side-by-side duplex offers flexibility and value -live on one side and rent out the other, or keep both units as a solid investment property. With thoughtful updates over the years, it's move-in ready and well-maintained. Each unit features a well-appointed eat-in kitchen with an island, a bright living room that opens onto a sunny south-facing deck, and two bedrooms on the main floor. Downstairs, a cozy family room with a fireplace, and a walk-out basement leading to a patio and fenced backyard - perfect for entertaining or relaxing. Note- 5006 features 3 beds w/ central vac & 5008 features 4 beds + jacuzzi tub. Located in the heart of St. Paul, close to downtown. Whether you're looking to offset your mortgage or grow your real estate portfolio, this property is a fantastic option. Don't miss your chance to make it yours today!

Built in 1978

### Essential Information

MLS® #	E4446296
Price	\$292,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,731
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### Community Information

Address	5006/5008 54 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

### Amenities

Amenities	On Street Parking, Deck, Patio
Parking	No Garage

### Interior

Appliances	Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed July 7th, 2025

Days on Market 12

Zoning Zone 60

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Listing information last updated on July 19th, 2025 at 8:17pm MDT