

# \$424,900 - 4826 45 Avenue, St. Paul Town

MLS® #E4462354

## \$424,900

2 Bedroom, 4.00 Bathroom, 2,061 sqft  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

"Excellent Investment Opportunity in St. Paul"  
Located in a quiet residential area of St. Paul, this well-maintained 4-plex offers solid income potential. Each unit features 2 bedrooms, in-suite laundry, and a spacious balcony. The building provides energized parking stalls at the rear along with additional street parking for tenants and guests. This property is an ideal addition to any investment portfolio, offering consistent rental demand and strong long-term value.

Built in 1994

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4462354      |
| Price          | \$424,900     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 2,061         |
| Acres          | 0.00          |
| Year Built     | 1994          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information



|             |                |
|-------------|----------------|
| Address     | 4826 45 Avenue |
| Area        | St. Paul Town  |
| Subdivision | St. Paul Town  |
| City        | St. Paul Town  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 3A3        |

### **Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Off Street Parking, On Street Parking |
| Parking   | No Garage, Rear Drive Access          |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Vinyl                                  |
| Exterior Features | Back Lane, Flat Site, Landscaped, Level Land |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Vinyl                                  |
| Foundation        | Preserved Wood                               |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 18                 |
| Zoning         | Zone 60            |

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Listing information last updated on November 3rd, 2025 at 6:02pm MST