

# \$30,000 - 4726 46 Avenue, St. Paul Town

MLS® #E4365588

**\$30,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Welcome to a prime investment opportunity in the heart of St. Paul! This vacant lot, strategically priced for savvy investors, is nestled in a mature and vibrant neighborhood. Positioned conveniently close to the hospital and schools, this flat, level land boasts the charm of mature trees, offering a picturesque setting for potential development. Imagine the potential returns on investment as you consider the strategic location, making it an ideal spot for future residential or commercial projects. The proximity to essential amenities such as hospitals and schools enhances the property's desirability, catering to the needs of the community. Take a short stroll to a nearby park, enjoying the tranquility of nature just steps away. The strategic positioning of this lot, combined with its natural surroundings, makes it an enticing prospect for investors seeking tangible and valuable opportunities. Seize this aggressively priced opportunity and transform this canvas into a lucrative venture. Make it yours!



## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4365588 |
| Price     | \$30,000 |
| Bathrooms | 0.00     |
| Acres     | 0.00     |

|          |                 |
|----------|-----------------|
| Type     | Single Family   |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4726 46 Avenue |
| Area        | St. Paul Town  |
| Subdivision | St. Paul Town  |
| City        | St. Paul Town  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 3A1        |

### Amenities

|         |                                       |
|---------|---------------------------------------|
| Parking | Front Drive Access, Rear Drive Access |
|---------|---------------------------------------|

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Back Lane, Level Land |
|-------------------|-----------------------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 16th, 2023 |
| Days on Market | 533                 |
| Zoning         | Zone 60             |

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Listing information last updated on May 2nd, 2025 at 1:17pm MDT