

## \$229,000 - 4701 46 Avenue, St. Paul Town

MLS® #E4431490

**\$229,000**

5 Bedroom, 2.00 Bathroom, 1,129 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

All the major updates are done - just move in and enjoy! This charming, modern home sits on a spacious corner lot and is loaded with character. Step into the inviting living room, highlighted by a one-of-a-kind feature wall, then flow into the bright dining area and stylish kitchen, complete with white cabinetry and stainless steel appliances - perfect for entertaining and family time. Durable, easy-care flooring runs throughout the main floor, and the beautifully renovated bathroom adds a touch of luxury. Each of the 3 main floor bedrooms showcase unique design elements you won't find anywhere else. The fully finished basement matches the main floor's quality, offering a cozy family room, 3-piece bath, and 2 additional bedrooms. Outside, enjoy a fenced backyard, nearby playground, and walkable access to schools and downtown. Updates include shingles, siding, furnace, windows, HWT, electrical and more. Your ideal home awaits!

Built in 1969

### Essential Information

MLS® #	E4431490
Price	\$229,000
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,129
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4701 46 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, Patio, Vinyl Windows
Parking	No Garage

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 17th, 2025

Days on Market 14

Zoning Zone 60

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