

## \$264,500 - 4014a 45 Avenue, St. Paul Town

MLS® #E4432879

**\$264,500**

5 Bedroom, 2.00 Bathroom, 1,074 sqft  
Single Family on 0.00 Acres

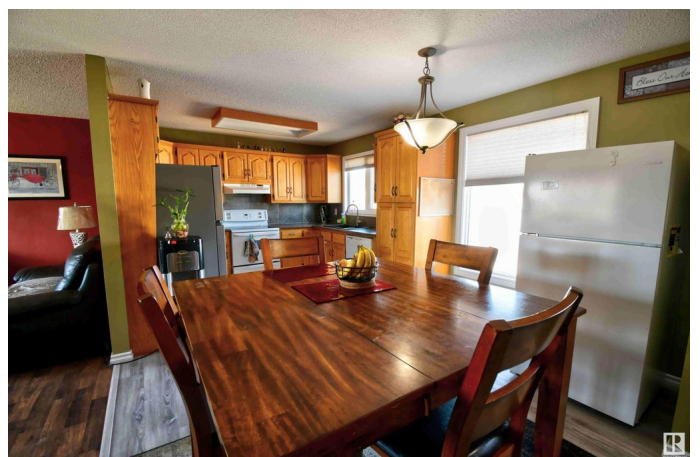
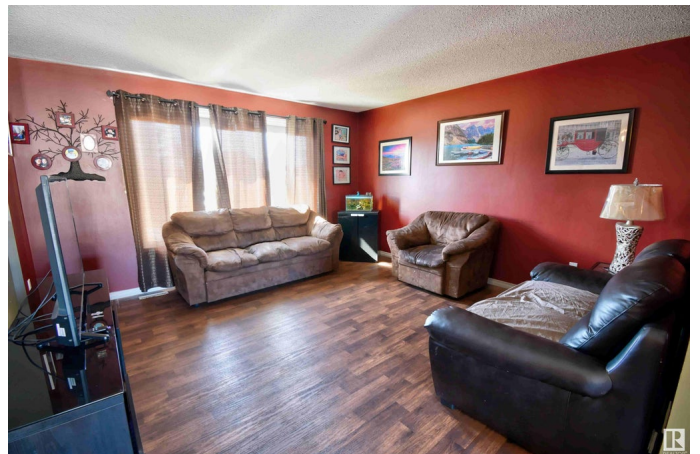
St. Paul Town, St. Paul Town, AB

Move-in ready and ideally located close to schools, parks, and shopping, this welcoming home offers comfort and convenience. Warm colours create a cozy atmosphere throughout. The south-facing front living room window fills the space with natural light, brightening your day. The kitchen features abundant cupboard space, while the adjoining dining room provides easy access to the fenced backyardâ€”perfect for summer BBQs. The main floor hosts three bedrooms and a full bath. Downstairs, you'll find a fully finished basement with a spacious family room, two additional bedrooms, and a 3-piece bath. Outside, enjoy beautifully landscaped grounds with a designated garden area and a double detached heated garage. Nestled in a mature residential area with multiple parks within walking distance, this home offers the perfect setting for families or anyone seeking a friendly, established neighborhood.

Built in 1988

### Essential Information

MLS® #	E4432879
Price	\$264,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,074
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4014a 45 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A2

### Amenities

Amenities	Patio
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Fenced, Low Maintenance Landscape, Playground Nearby, Schools, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Preserved Wood

### Additional Information

Date Listed	April 23rd, 2025
-------------	------------------

Days on Market 76

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 8th, 2025 at 2:47am MDT