# \$229,900 - 4820 49 Avenue, St. Paul Town

MLS® #E4434587

#### \$229,900

3 Bedroom, 2.00 Bathroom, 1,096 sqft Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Introducing a well-kept, move-in-ready half-duplex conveniently located just 1 block away from downtown, putting you within walking distance to banks, restaurants & shopping. This low-maintenance home boasts updated paint, newer windows, and a recently installed hot water tank, making it perfect for those looking for comfort without the hassle. Enjoy the added benefit of parking options, with a half-garage and additional parking in both the front & back of the property. The interior features a functional layout that maximizes space and comfort. The finished basement offers extra room for recreation or storage, adding valuable square footage to the home. Whether you're a first-time home buyer looking to break into the market, an investor in search of a solid rental property, or simply looking to downsize, this charming half-duplex is an excellent option that combines convenience, comfort, and affordability. Don't miss this opportunity!

Built in 2000

#### **Essential Information**

MLS® # E4434587 Price \$229,900

Bedrooms 3
Bathrooms 2.00







Full Baths 2

Square Footage 1,096 Acres 0.00 Year Built 2000

Type Single Family

Sub-Type Half Duplex

Style Bi-Level

Status Active

## **Community Information**

Address 4820 49 Avenue

Area St. Paul Town
Subdivision St. Paul Town
City St. Paul Town

County ALBERTA

Province AB

Postal Code T0A 3A3

#### **Amenities**

Amenities Patio

Parking Rear Drive Access, See Remarks

#### Interior

Appliances Dryer, Refrigerator, Stove-Electric, Washer

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, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 5th, 2025

Days on Market 180

# Zoning Zone 60

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