

## \$269,000 - 5302 56 Street, St. Paul Town

MLS® #E4435689

**\$269,000**

3 Bedroom, 2.00 Bathroom, 1,577 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

This well-maintained split-level home in St. Paul is situated on a large corner lot and offers a spacious 3150 sq ft of living space and plenty of character. The main level features a large front living area that could act as either a living room or dining room with a beautiful fireplace built into a stone wall that wraps around to a large eat-in kitchen. Entertain friends and family in the spacious family/rec room on the first lower level, with a wet bar area or retreat to the top floor featuring 3 good-sized bedrooms, including the primary with walk-in closet. The basement level provides options for additional living space with a full bathroom, additional storage including a cold room/wine cellar, an office space and a gorgeous fireplace. An attached double garage has walk-in access to the basement, and is heated and insulated; attached is an enclosed sun room which provides more options for entertaining or just enjoying your ample outdoor space. The yard has mature trees and is fully landscaped.

Built in 1978

### Essential Information

MLS® # E4435689

Price \$269,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,577
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	5302 56 Street
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

### Amenities

Amenities	Bar, Sunroom
Parking	Double Garage Attached

### Interior

Appliances	Dryer, Garage Control, Garage Opener, Garburator, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Corner Lot, Golf Nearby, Landscaped, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 9th, 2025  
Days on Market      92  
Zoning                Zone 60

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Listing information last updated on August 9th, 2025 at 2:17pm MDT