

Courtesy Of Justin A Anderson Of Property Plus Realty Ltd.

## **\$460,000 - 4413 45 Street, St. Paul Town**

MLS® #E4436152

**\$460,000**

3 Bedroom, 2.50 Bathroom, 2,194 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Three bedroom, two and a half bath home with double attached garage is located just off of Lakeshore Drive in St. Paul, steps away from Lagasse Park which offers walking trails, playgrounds and a splash park. This perfect location is within walking distance of schools and shopping. The house has seen extensive renovations in the last few years including kitchen, shingles, siding, flooring and a rebuilt four season room with hot tub to name a few. Inside, this home has everything you could ask for! Enjoy the comforts of central air, large kitchen, 2 gas fire places, and main floor laundry. The basement has an office space and a rec room with a pool table. The backyard is spacious and includes a greenhouse and newly built raise garden beds. That, along with a strawberry, raspberry, blueberry patches and grape vine, you will always be able to find a healthy snack in the backyard. Homes and locations like this do not come available often so don't miss your chance to own this beautiful home!

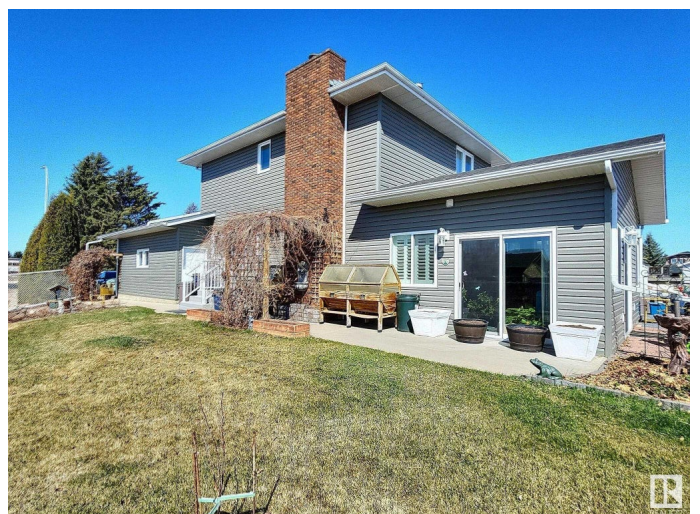
Built in 1981

### **Essential Information**

MLS® # E4436152

Price \$460,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,194
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4413 45 Street
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, Air Conditioner, Deck, Front Porch, Greenhouse, Hot Tub, Hot Water Tankless, No Animal Home, Sunroom, Vinyl Windows, See Remarks
Parking	Double Garage Attached, Front Drive Access, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Curtains and Blinds, Hot Tub
Heating	Forced Air-2, See Remarks, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Wall Mount
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden, See Remarks
Roof	Fiberglass
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 13th, 2025

Days on Market 150

Zoning Zone 60

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Listing information last updated on October 10th, 2025 at 8:02am MDT