# \$232,500 - 4705 45 Ave, St. Paul Town

MLS® #E4437568

## \$232,500

3 Bedroom, 2.00 Bathroom, 1,248 sqft Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Charming 3-Bedroom Home with Oversized Garage & RV Parking This 1248 sq ft home offers the perfect blend of comfort and functionality. Featuring 3 spacious bedrooms and a convenient main floor laundry, it boasts an open floor plan ideal for family living and entertaining. The partially finished basement includes a large rec room with a cozy wood stoveâ€"perfect for relaxing evenings. Enjoy the convenience of a single attached garage plus an oversized double detached garage, providing ample space for vehicles, tools, or a workshop. RV parking adds even more versatility. Don't miss this well-rounded property with room for everything you need!



### **Essential Information**

MLS® # E4437568 Price \$232,500

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,248 Acres 0.00

Year Built 1972

Type Single Family

Sub-Type Detached Single Family







Style Raised Bungalow

Status Active

# **Community Information**

Address 4705 45 Ave
Area St. Paul Town
Subdivision St. Paul Town
City St. Paul Town

County ALBERTA

Province AB

Postal Code T0A 3A3

## **Amenities**

Amenities Hot Water Natural Gas

Parking Double Garage Detached, Front Drive Access, Heated, Insulated, Over

Sized, Single Garage Attached

Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Partial, Partially Finished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Landscaped

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### Additional Information

Date Listed May 19th, 2025

Days on Market 164

Zoning Zone 60

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