

## \$240,000 - 4337 49 Avenue, St. Paul Town

MLS® #E4447824

**\$240,000**

5 Bedroom, 2.00 Bathroom, 1,176 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Great Location! This bi-level has 5 bedrooms and 2 bathrooms and a cozy sunroom. With lots of natural light the main floor has three bedrooms and one bathroom, a kitchen with an eating bar as well as a large living room and a dining room that walks out into the sunroom. The basement has large windows that also offer a fair amount of natural light in. You will find two more bedrooms and a nice family room with a brick facing wood burning fireplace with built-in cedar shelving and accents in the basement as well as lots of storage. The sunroom looks into a backyard that offers a great private space for you and your family. With well established trees and a 6' wood fence. The yard also has a fenced dog run and a sandbox! The home is located walking distance from schools and shopping and St. Paul's beautiful Lagasse Park. This home is ready and waiting for its next owners!

Built in 1971

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447824  |
| Price          | \$240,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,176     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1971                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4337 49 Avenue |
| 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, On Street Parking, Deck, Dog Run-Fenced In, Fire Pit, Sunroom, Wood Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed July 14th, 2025

Days on Market 63

Zoning Zone 60

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