

## \$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 2

Zoning Zone 60

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Listing information last updated on July 16th, 2025 at 7:33am MDT