

\$254,777 - 4626 46 Avenue, St. Paul Town

MLS® #E4396374

\$254,777

4 Bedroom, 2.50 Bathroom, 1,266 sqft
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Nestled in the heart of the town, this charming home boasts an unbeatable location with a park just down the street and a short stroll to both local schools and the vibrant downtown area. This highly sought-after bungalow features a practical kitchen and dining layout, convenient main floor laundry, and a master bedroom complete with a 2-piece ensuite. Downstairs boasts a large family room with a second kitchen and vinyl plank flooring throughout. Outside, the property includes both an attached carport and a detached single garage, set within a fenced backyard. Affordably priced, this residence is perfect for first-time buyers or serves as an excellent opportunity for investors seeking a profitable income property. Discover the perfect blend of comfort and convenience in this delightful home.

Built in 1979

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4396374 |
| Price | \$254,777 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,266 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4626 46 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, Detectors Smoke |
| Parking | Single Carport, Single Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Playground Nearby, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 8th, 2024 |
| Days on Market | 286 |

Zoning

Zone 60

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