

# \$30,000 - 4726 46 Avenue, St. Paul Town

MLS® #E4365588

**\$30,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Welcome to a prime investment opportunity in the heart of St. Paul! This vacant lot, strategically priced for savvy investors, is nestled in a mature and vibrant neighborhood. Positioned conveniently close to the hospital and schools, this flat, level land boasts the charm of mature trees, offering a picturesque setting for potential development. Imagine the potential returns on investment as you consider the strategic location, making it an ideal spot for future residential or commercial projects. The proximity to essential amenities such as hospitals and schools enhances the property's desirability, catering to the needs of the community. Take a short stroll to a nearby park, enjoying the tranquility of nature just steps away. The strategic positioning of this lot, combined with its natural surroundings, makes it an enticing prospect for investors seeking tangible and valuable opportunities. Seize this aggressively priced opportunity and transform this canvas into a lucrative venture. Make it yours!



## Essential Information

MLS® #	E4365588
Price	\$30,000
Bathrooms	0.00
Acres	0.00

Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	4726 46 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

### Amenities

Parking	Front Drive Access, Rear Drive Access
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### Exterior

Exterior Features	Back Lane, Level Land
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### Additional Information

Date Listed	November 16th, 2023
Days on Market	532
Zoning	Zone 60

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Listing information last updated on May 1st, 2025 at 6:17am MDT