

## \$259,900 - 4926 45 Avenue, St. Paul Town

MLS® #E4433776

**\$259,900**

4 Bedroom, 1.50 Bathroom, 1,083 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

"Stunning Bi-Level with Exceptional Features"

Welcome to your forever home! With 4 spacious bedrooms & 2 baths, this residence is perfect for families or anyone looking for a little extra space. The heart of the home is undoubtedly the expansive kitchen. With modern stainless steel appliances, ample counter space & a thoughtful layout. The fully finished basement boasts a large family room, ideal for movie nights & playdates. Step outside onto the impressive two-tier deck that overlooks a beautifully landscaped, fenced yard. This outdoor sanctuary is perfect for summer barbecues, morning coffee or simply unwinding after a long day. For those who value convenience & utility, the double detached heated garage is a significant advantage. Offering ample storage, it's perfect for protecting your vehicles from the elements or serving as a workshop for any DIY enthusiast.

Built in 1989

### Essential Information

MLS® #	E4433776
Price	\$259,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,083
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4926 45 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A4

### **Amenities**

Amenities	Deck
Parking	Double Garage Detached, Heated, Insulated

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Composition, Stone
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land
Roof	Asphalt Shingles
Construction	Wood, Composition, Stone
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 1st, 2025
-------------	---------------

Days on Market 39

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 9th, 2025 at 8:02am MDT