

## \$279,000 - 5110 -5112 48 Avenue, St. Paul Town

MLS® #E4436433

**\$279,000**

7 Bedroom, 3.00 Bathroom, 1,186 sqft

Single Family on 0.00 Acres

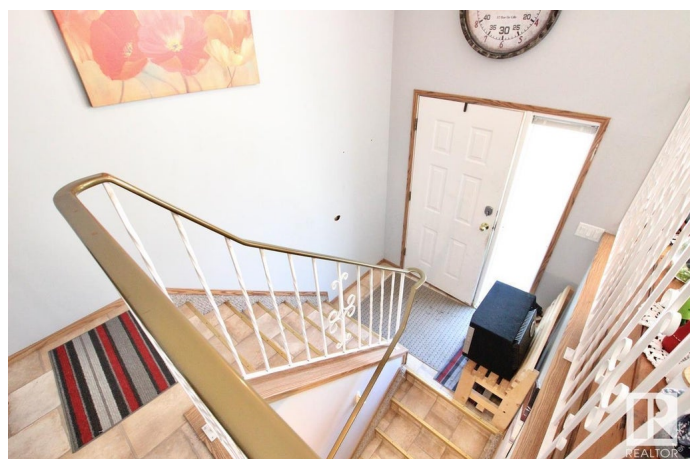
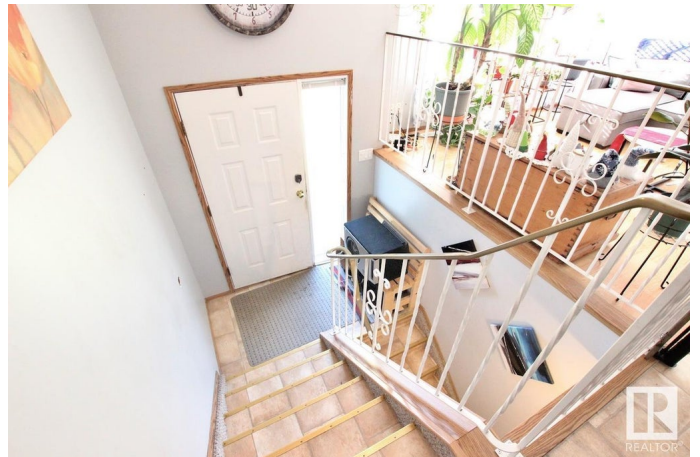
St. Paul Town, St. Paul Town, AB

OPPORTUNITY TO OWN A FULL DUPLEX IN ST. PAUL, AB! This property has loads of opportunity whether you're looking to live in one side and rent the other or just rent both! Both sides on the main levels feature a living room, kitchen, dining room, half bath as well as MAIN FLOOR LAUNDRY! In the basement both sides have 3 bedrooms and 1 full bath as well as storage/mechanical. Perfect layout to help avoid those hot summers by sleeping in the basement! Outside there is a large backyard that is perfect for the kids or entertaining as well as an open parking area big enough for multiple vehicles! Close proximity to all the amenities you'd need in the heart of town. Don't miss out on this great opportunity!

Built in 1993

### Essential Information

MLS® #	E4436433
Price	\$279,000
Bedrooms	7
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,186
Acres	0.00



Year Built	1993
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### Community Information

Address	5110 -5112 48 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### Amenities

Amenities	Deck, Parking-Extra, Storage-In-Suite
Parking	2 Outdoor Stalls, RV Parking

### Interior

Appliances	Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Preserved Wood

### Additional Information

Date Listed	May 13th, 2025
Days on Market	84
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 August 5th, 2025 at 12:18pm MDT