

## \$292,500 - 5006/5008 54 Avenue, St. Paul Town

MLS® #E4446296

**\$292,500**

3 Bedroom, 1.50 Bathroom, 1,731 sqft

Single Family on 0.00 Acres

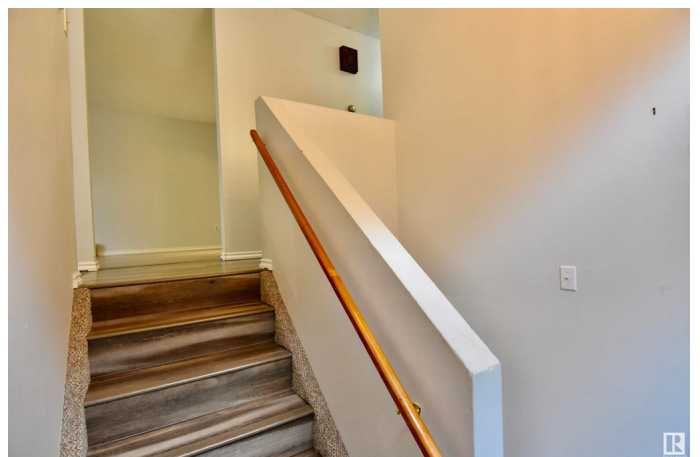
St. Paul Town, St. Paul Town, AB

Great revenue opportunity! This side-by-side duplex offers flexibility and value -live on one side and rent out the other, or keep both units as a solid investment property. With thoughtful updates over the years, it's move-in ready and well-maintained. Each unit features a well-appointed eat-in kitchen with an island, a bright living room that opens onto a sunny south-facing deck, and two bedrooms on the main floor. Downstairs, a cozy family room with a fireplace, and a walk-out basement leading to a patio and fenced backyard - perfect for entertaining or relaxing. Note- 5006 features 3 beds w/ central vac & 5008 features 4 beds + jacuzzi tub. Located in the heart of St. Paul, close to downtown. Whether you're looking to offset your mortgage or grow your real estate portfolio, this property is a fantastic option. Don't miss your chance to make it yours today!

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446296  |
| Price      | \$292,500 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                     |
|----------------|---------------------|
| Square Footage | 1,731               |
| Acres          | 0.00                |
| Year Built     | 1978                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bi-Level            |
| Status         | Active              |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5006/5008 54 Avenue |
| Area        | St. Paul Town       |
| Subdivision | St. Paul Town       |
| City        | St. Paul Town       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T0A 3A1             |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | On Street Parking, Deck, Patio |
| Parking   | No Garage                      |

### Interior

|              |                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------|
| Appliances   | Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Hot Water, Natural Gas                                                                                |
| Fireplace    | Yes                                                                                                   |
| Fireplaces   | Mantel, Stone Facing                                                                                  |
| Stories      | 2                                                                                                     |
| Has Basement | Yes                                                                                                   |
| Basement     | Full, Finished                                                                                        |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Back Lane, Fenced  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed July 7th, 2025

Days on Market 29

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 4:03pm MDT