

# \$184,900 - 5138 46 Avenue, St. Paul Town

MLS® #E4463191

**\$184,900**

3 Bedroom, 1.50 Bathroom, 832 sqft  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Opportunity awaits! Whether it's your first home or a revenue investment, this home fits the bill. Move in ready, it boasts a cozy country kitchen that is sure to create memories with your family. The kitchen flows into the living room and are open to each other & are ideal for entertaining. Downstairs is finished a gives you that extra space for family time or hobbies. Outside provides ample room for fun, kids and pets. Take advantage of the vegetable garden and enjoy your own fresh veggies. Avoid the cold winter snow by parking in the double detached garage. Located close to the hockey rinks, ball diamonds, pool, library and the golf course, it's a great place to call home!

Built in 1963

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4463191      |
| Price          | \$184,900     |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 832           |
| Acres          | 0.00          |
| Year Built     | 1963          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5138 46 Avenue |
| Area        | St. Paul Town  |
| Subdivision | St. Paul Town  |
| City        | St. Paul Town  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 3A2        |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | On Street Parking, Hot Water Natural Gas, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Double Garage Detached, RV Parking    |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                 |
| Stories      | 1                                                                                                         |
| Has Basement | Yes                                                                                                       |
| Basement     | Full, Finished                                                                                            |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Level Land, Public Swimming Pool, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 60            |

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Listing information last updated on October 26th, 2025 at 10:32pm MDT