

## \$254,777 - 4626 46 Avenue, St. Paul Town

MLS® #E4396374

**\$254,777**

4 Bedroom, 2.50 Bathroom, 1,266 sqft

Single Family on 0.00 Acres

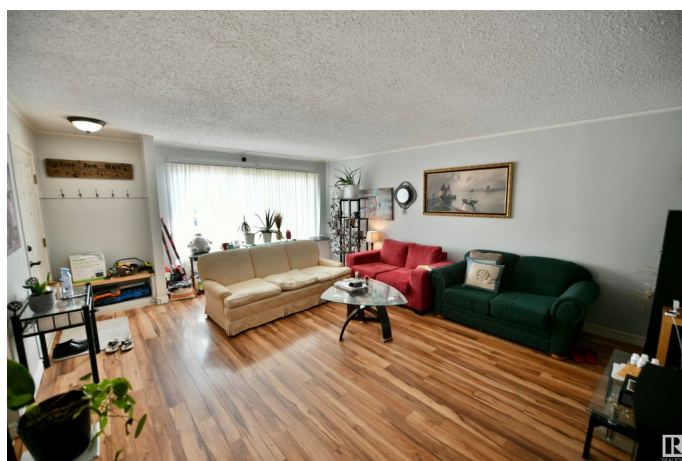
St. Paul Town, St. Paul Town, AB

Nestled in the heart of the town, this charming home boasts an unbeatable location with a park just down the street and a short stroll to both local schools and the vibrant downtown area. This highly sought-after bungalow features a practical kitchen and dining layout, convenient main floor laundry, and a master bedroom complete with a 2-piece ensuite. Downstairs boasts a large family room with a second kitchen and vinyl plank flooring throughout. Outside, the property includes both an attached carport and a detached single garage, set within a fenced backyard. Affordably priced, this residence is perfect for first-time buyers or serves as an excellent opportunity for investors seeking a profitable income property. Discover the perfect blend of comfort and convenience in this delightful home.

Built in 1979

### Essential Information

MLS® #	E4396374
Price	\$254,777
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,266



Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4626 46 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A3

### Amenities

Amenities	Off Street Parking, Detectors Smoke
Parking	Single Carport, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 8th, 2024
Days on Market	285

## Zoning

## Zone 60

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Listing information last updated on April 19th, 2025 at 9:32am MDT