

# \$309,000 - 5410 52 Avenue, St. Paul Town

MLS® #E4399412

**\$309,000**

6 Bedroom, 3.00 Bathroom, 1,222 sqft  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Located in a mature family-friendly neighborhood, this 4-level split home is directly across from a park, making it a perfect setting for family living. The residence has undergone many updates including new shingles, renovated bathrooms, fresh flooring, and new paint boasting warm colors. The living room, with its bay window & vaulted ceiling, creates a welcoming atmosphere. The kitchen/dining area opens onto a covered deck, expanding the living space & is ideal for entertaining. The lower level features a family room that serves as an excellent play area for children or a cozy spot for family relaxation, complete with convenient access to the double attached garage through the laundry room. The basement includes 2 bedrooms with a shared Jack & Jill half-bath. The upper level is highlighted by a master suite with a walk-in closet & ensuite. With a total of 6 bedrooms, there's ample space for a large family or guests. Outside, the fenced backyard offers extra parking & a garden area. Make it yours today!

Built in 1987

## Essential Information

MLS® #	E4399412
Price	\$309,000



Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,222
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	5410 52 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            July 26th, 2024

Days on Market      260

Zoning                 Zone 60

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