

## \$459,800 - 5701 53 Avenue, St. Paul Town

MLS® #E4425373

**\$459,800**

1 Bedroom, 2.00 Bathroom, 1,451 sqft  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Stunning executive bungalow tailored for discerning buyers, showcasing quality from the entrance on. Kitchen offers a butler's pantry, breakfast counter with a window, ceiling high cabinets, & complemented by a spacious island. The entertainment sized LR boasts a sloped ceiling and is anchored with a cozy brick faced wood burning fireplace. The Primary bedroom features bedside wall sconces, 3-pce ensuite, walk-in closet, and ample space for a king size bed. The main floor includes a spacious den, 4-pce bath, and laundry room with pet wash. The ICF block basement is ready for development with several areas having roughed in plumbing, and has electrical wiring. Summers are easy in the south facing yard and large deck. The home offers lots of windows for sun filled spaces, quartz counters, upgraded fixtures, commercial grade LVP throughout and a tandem 3 car heated garage, with a floor drain and water. Ideally located near parks, shopping, and golf. Elegance, perfect for hosting and yet offers quiet moments.

Built in 2022

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4425373  |
| Price  | \$459,800 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,451                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5701 53 Avenue |
| Area        | St. Paul Town  |
| Subdivision | St. Paul Town  |
| City        | St. Paul Town  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 3A1        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, Hot Water Natural Gas, Hot Water Tankless, HRV System |
| Parking Spaces | 5  |
| Parking        | Heated, Insulated, Triple Garage Attached, See Remarks                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Composition, Vinyl                                  |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Shopping |

|              |                                 |
|--------------|---------------------------------|
|              | Nearby                          |
| Roof         | Asphalt Shingles                |
| Construction | Wood, Brick, Composition, Vinyl |
| Foundation   | Concrete Perimeter, See Remarks |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 41               |
| Zoning         | Zone 60          |

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Listing information last updated on April 22nd, 2025 at 11:02am MDT