

## \$329,900 - 5525 54 Ave, St. Paul Town

MLS® #E4419385

**\$329,900**

4 Bedroom, 3.00 Bathroom, 1,226 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Charming Family Home in a Family-Friendly Neighborhood This spacious 4-bedroom, 3-bathroom home, plus a versatile den, is perfect for growing families or anyone seeking room to spread out. Featuring an open-concept layout, the bright and airy living areas seamlessly flow together, making it ideal for both everyday living and entertaining. The large family room is the heart of the home, complete with a cozy pellet stove and a wet bar perfect for gathering with loved ones or hosting guests. Outside, you will find a fenced yard, providing privacy and space for children and pets to play, as well as a sizable deck, perfect for summer BBQs or relaxing evenings. The double-attached heated garage offers ample storage and convenience, especially in colder months. This home combines comfort, functionality, and a prime location in a welcoming, family-friendly neighborhood. Don't miss the opportunity to make this wonderful home yours!

Built in 1994

### Essential Information

MLS® #	E4419385
Price	\$329,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,226
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	5525 54 Ave
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

### **Amenities**

Amenities	Bar, Deck, Detectors Smoke, Hot Water Natural Gas
Parking	Double Garage Attached, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed January 27th, 2025

Days on Market 82

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 April 19th, 2025 at 4:47am MDT