

## \$369,900 - 4418 Lakeshore Drive, St. Paul Town

MLS® #E4422319

**\$369,900**

4 Bedroom, 3.00 Bathroom, 1,332 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Nestled in the vibrant Lakeshore Drive neighborhood, known for its endless recreation opportunities—from splash parks and scenic walking trails to peaceful birdwatching—this home offers the perfect blend of nature and comfort. Inside, you'll find three bedrooms on the upper level and an additional bedroom downstairs, providing plenty of space for family and guests. The bright kitchen overlooks the backyard, while the spacious sitting room boasts a large picture window with breathtaking lake views. Cozy up by the wood stove in the basement, creating a warm and inviting atmosphere during cooler seasons. With three full bathrooms, morning routines are a breeze. Enjoy the convenience of an attached garage plus a second double detached garage in the backyard—perfect for storing vehicles, outdoor gear, or creating a workshop. Don't miss your chance to experience lakefront living!

Built in 1984

### Essential Information

MLS® #	E4422319
Price	\$369,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,332
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4418 Lakeshore Drive
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A3

### Amenities

Amenities	Deck, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Double Garage Detached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Picnic Area, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 19th, 2025
Days on Market	59

## Zoning

## Zone 60

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Listing information last updated on April 19th, 2025 at 11:02am MDT