

## **\$279,900 - 4617a 46 Avenue, St. Paul Town**

MLS® #E4426688

**\$279,900**

4 Bedroom, 3.00 Bathroom, 1,489 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Many Fine Features - Lovely family home in St. Paul, not far from Hospital and just a short walk to St. Paul Elementary and Regional High School, this well cared for home may be just perfect for your family. This 1489 sq. foot bungalow has 2 bedrooms on the main plus main floor laundry (could be transformed into 3rd bedroom on the main) Sunken family room with NG Fireplace, a nice kitchen with dinette and a formal dining room too and a spacious Livingroom. Downstairs is developed with 2 bedrooms, a recreation room with a NG Fireplace and great storage and more. Outside is a 24 x 26 Garage, and a well manicured yard with a new deck and firepit/family area.. Fenced yard, lots of parking, raised garden beds....

Built in 1977

### **Essential Information**

MLS® #	E4426688
Price	\$279,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,489
Acres	0.00
Year Built	1977



Type Single Family  
Sub-Type Detached Single Family  
Style Bungalow  
Status Active

### Community Information

Address 4617a 46 Avenue  
Area St. Paul Town  
Subdivision St. Paul Town  
City St. Paul Town  
County ALBERTA  
Province AB  
Postal Code T0A 3A3

### Amenities

Amenities On Street Parking, Carbon  
Smoke, Fire Pit, Gazebo, Hot  
Toilet, No Animal Home, F  
Television Connection, Wood Windows

Parking Double Garage Detached, F  
Cement/Paved, Rear Drive A

### Interior

Appliances Dishwasher-Built-In, Dryer,  
Garage Opener, Garburator  
Stove-Electric, Vacuum S  
Washer, Window Coverings,

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door, See Remarks

Stories 2

Has Basement Yes

Basement Full, Finished

### Exterior

Exterior Wood, Brick, Vinyl

Exterior Features Back Lane, Fenced, Flat S  
Nearby, Vegetable Garden

Lot Description 8280 sqft

Roof Asphalt Shingles



Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	2 blocks
Middle	4 blocks
High	3 blocks

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	21
Zoning	Zone 60

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Listing information last updated on April 10th, 2025 at 7:47pm MDT