

## \$219,000 - 4932 46 Avenue, St. Paul Town

MLS® #E4409911

**\$219,000**

3 Bedroom, 1.50 Bathroom, 762 sqft

Single Family on 0.00 Acres

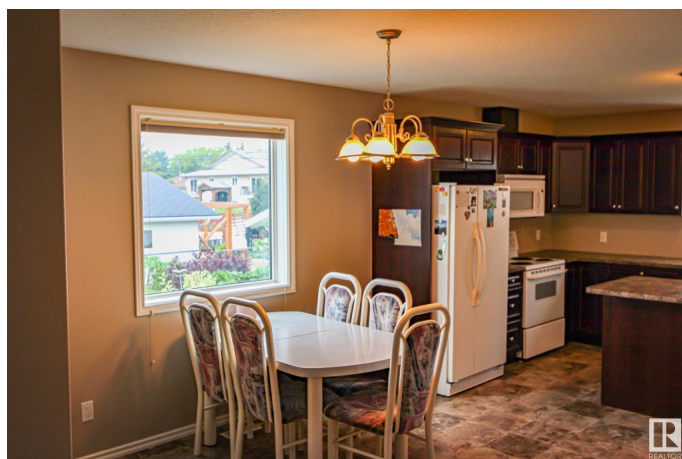
St. Paul Town, St. Paul Town, AB

Looking for easy living or a potential rental income? This 3-bed, 1.5-bath duplex is the perfect fit! Featuring a single attached garage, this home combines modern convenience with timeless design. The open layout is bright and airy, with a spacious living area that flows seamlessly into the kitchen, complete with a large island and walk-in pantry—ideal for cooking and entertaining. All three bedrooms and laundry are located in the fully finished basement, maximizing space and functionality. The master bedroom includes a luxurious walk-in closet, adding both style and practicality. With two bathrooms featuring modern fixtures, comfort is guaranteed. Outside, enjoy a low-maintenance yard, a serene deck for relaxing or hosting BBQs, and a brand-new shed for extra storage. This home is a blend of comfort, style, and convenience—whether you're looking to settle in or generate income, it's an excellent opportunity!

Built in 2010

### Essential Information

MLS® #	E4409911
Price	\$219,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	762
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### **Community Information**

Address	4932 46 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### **Amenities**

Amenities	On Street Parking, Deck, No Smoking Home, Vinyl Windows
Parking	Front Drive Access, Single Garage Attached

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Level Land, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 8th, 2024
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Days on Market 199

Zoning Zone 60

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Listing information last updated on April 25th, 2025 at 5:17am MDT