

\$525,000 - 4506&4502 50 Street, St. Paul Town

MLS® #E4435215

\$525,000

2 Bedroom, 2.00 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Great opportunity for savvy investors or those looking to offset their mortgage! This highly sought-after bungalow-style duplex is perfect for living on one side and renting the other - or keep the current tenants and enjoy effortless income. Both units feature a spacious living room with a large front window, gas fireplace, and durable laminate flooring. The kitchen offers abundant cupboard space and an eat-at island, while the primary bedroom includes a 4-piece ensuite and convenient main floor laundry. The basements are ready for your finishing touch, with space for two more bedrooms and a family room. The south unit includes a sunny patio, and both sides offer an attached insulated garage and paved driveways. Upgrades like newer shingles & hot water tanks add value, and the central location makes this property even more appealing. Whether you're looking for a financially sound option to own your own home or expanding your portfolio or starting one, this property checks all the boxes!

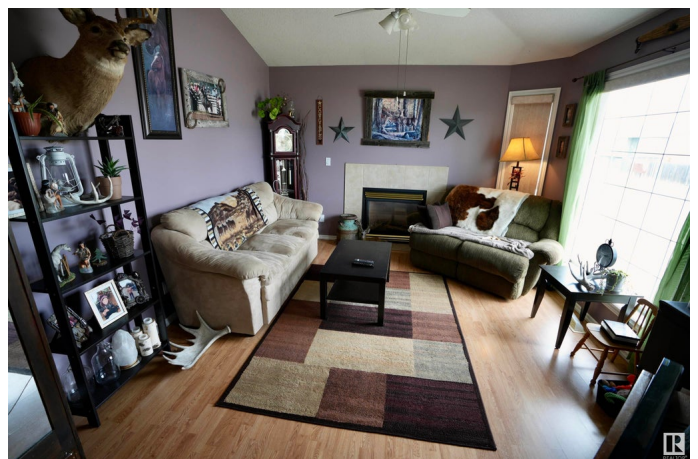
Built in 2002

Essential Information

MLS® # E4435215

Price \$525,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

Community Information

Address	4506&4502 50 Street
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A4

Amenities

Amenities	Off Street Parking
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Tile Surround
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 8th, 2025

Days on Market 5

Zoning Zone 60

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Listing information last updated on May 13th, 2025 at 8:33pm MDT