

# \$324,900 - 5113-5115 49 St, St. Paul Town

MLS® #E4441500

**\$324,900**

6 Bedroom, 2.00 Bathroom, 1,030 sqft  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Rare grade-level entry duplex in the heart of St. Paul. This property offers two self-contained suites, each with three bedrooms, laundry facilities, and open-concept living areas. Both units are on one level, with no stairs or basement, and feature in-floor heating. The north side unit has been updated with new flooring throughout and an updated bathroom. The south side is currently tenant-occupied. A new roof was installed in spring 2025.

Built in 2006

## Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | E4441500            |
| Price          | \$324,900           |
| Bedrooms       | 6                   |
| Bathrooms      | 2.00                |
| Full Baths     | 2                   |
| Square Footage | 1,030               |
| Acres          | 0.00                |
| Year Built     | 2006                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 5113-5115 49 St |
| Area        | St. Paul Town   |
| Subdivision | St. Paul Town   |
| City        | St. Paul Town   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T0A 3A2         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Rear Drive Access                              |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating      | In Floor Heat System, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Wood, Vinyl                       |
| Exterior Features | Flat Site, Landscaped, Level Land |
| Roof              | Asphalt Shingles                  |
| Construction      | Wood, Vinyl                       |
| Foundation        | Slab                              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 15             |
| Zoning         | Zone 60        |

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Listing information last updated on June 23rd, 2025 at 10:32pm MDT