

## \$273,000 - 4510 45 Avenue, St. Paul Town

MLS® #E4335183

**\$273,000**

5 Bedroom, 3.00 Bathroom, 1,388 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Located in a sought-after area close to schools, parks, and recreational amenities, this Lakeshore bungalow offers 5 bedrooms and 3 bathrooms. The home features hardwood and ceramic flooring throughout the main living areas. Two fireplaces provide added warmth and comfort. The fully finished basement includes a large family and recreation space for a variety of uses. Outside, the backyard is landscaped with mature trees, a garden area, and a firepit. Recent updates include new shingles and an electric garage door opener with Bluetooth capability. Situated near a K-12 school, high school, Legacy Park, and just one block from the local splash park, this property offers both convenience and community-focused living.

Built in 1978

### Essential Information

MLS® #	E4335183
Price	\$273,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,388
Acres	0.00
Year Built	1978



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

### Community Information

Address	4510 45 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, Deck, No Smoking Home
Parking	Single Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Brick
Exterior Features	Landscaped, Level Land, Not Fenced, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 10th, 2023
Days on Market	846
Zoning	Zone 60

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