

# \$329,900 - 5525 54 Ave, St. Paul Town

MLS® #E4419385

**\$329,900**

4 Bedroom, 3.00 Bathroom, 1,226 sqft  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Charming Family Home in a Family-Friendly Neighborhood This spacious 4-bedroom, 3-bathroom home, plus a versatile den, is perfect for growing families or anyone seeking room to spread out. Featuring an open-concept layout, the bright and airy living areas seamlessly flow together, making it ideal for both everyday living and entertaining. The large family room is the heart of the home, complete with a cozy pellet stove and a wet bar perfect for gathering with loved ones or hosting guests. Outside, you will find a fenced yard, providing privacy and space for children and pets to play, as well as a sizable deck, perfect for summer BBQs or relaxing evenings. The double-attached heated garage offers ample storage and convenience, especially in colder months. This home combines comfort, functionality, and a prime location in a welcoming, family-friendly neighborhood. Don't miss the opportunity to make this wonderful home yours!

Built in 1994

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4419385  |
| Price     | \$329,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,226                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 5525 54 Ave   |
| Area        | St. Paul Town |
| Subdivision | St. Paul Town |
| City        | St. Paul Town |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T0A 3A1       |

### Amenities

|           |   |
|-----------|---|
| Amenities | Bar, Deck, Detectors Smoke, Hot Water Natural Gas |
| Parking   | Double Garage Attached, Heated, Insulated         |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Back Lane, Fenced, Landscaped |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

### Additional Information

Date Listed January 27th, 2025

Days on Market 94

Zoning Zone 60

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Listing information last updated on May 1st, 2025 at 10:47am MDT