

# \$384,900 - 5834 46 Avenue, St. Paul Town

MLS® #E4444273

**\$384,900**

4 Bedroom, 3.00 Bathroom, 1,350 sqft  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Spring Creek Living â€” The Perfect Fit for Any Family! Just steps from the playground and a short stroll to the golf course, this move-in ready home offers comfort, space, and versatility for families of all sizes. Whether you're just starting out or looking to downsize, youâ€™ll appreciate the 4 bedrooms and 3 bathrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite. The bright and open kitchen is a true centerpiece, featuring a large island and dining area with patio doors that lead out to a generous deckâ€”perfect for entertaining. Downstairs, enjoy a flexible layout with a cozy family room on one side and a tucked-away room ideal for a bedroom, office, or hobby space. The fully fenced, oversized backyard provides plenty of room for kids, pets, and outdoor fun. Located in a welcoming, family-friendly neighborhood and complete with a double attached garageâ€”this one is ready to welcome you home!

Built in 2002

## Essential Information

MLS® #	E4444273
Price	\$384,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,350
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	5834 46 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 25th, 2025  
Days on Market        62  
Zoning                    Zone 60

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