

\$292,500 - 5006/5008 54 Avenue, St. Paul Town

MLS® #E4446296

\$292,500

3 Bedroom, 1.50 Bathroom, 1,731 sqft

Single Family on 0.00 Acres

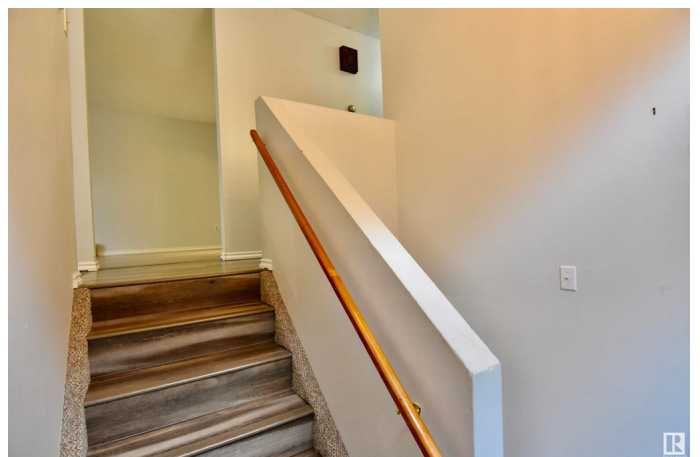
St. Paul Town, St. Paul Town, AB

Great revenue opportunity! This side-by-side duplex offers flexibility and value -live on one side and rent out the other, or keep both units as a solid investment property. With thoughtful updates over the years, it's move-in ready and well-maintained. Each unit features a well-appointed eat-in kitchen with an island, a bright living room that opens onto a sunny south-facing deck, and two bedrooms on the main floor. Downstairs, a cozy family room with a fireplace, and a walk-out basement leading to a patio and fenced backyard - perfect for entertaining or relaxing. Note- 5006 features 3 beds w/ central vac & 5008 features 4 beds + jacuzzi tub. Located in the heart of St. Paul, close to downtown. Whether you're looking to offset your mortgage or grow your real estate portfolio, this property is a fantastic option. Don't miss your chance to make it yours today!

Built in 1978

Essential Information

MLS® #	E4446296
Price	\$292,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,731
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

Community Information

Address	5006/5008 54 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

Amenities

Amenities	On Street Parking, Deck, Patio
Parking	No Garage

Interior

Appliances	Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed July 7th, 2025

Days on Market 27

Zoning Zone 60

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Listing information last updated on August 3rd, 2025 at 8:32am MDT