

# \$349,000 - 4718 49 Avenue, St. Paul Town

MLS® #E4450798

**\$349,000**

2 Bedroom, 1.50 Bathroom, 2,223 sqft  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

"Well-Maintained Bungalow Duplex - Ideal Location & Smart Layout" This well kept 2-bedroom, 2 bathroom side by side bungalow style duplex offers comfortable living with thoughtful features throughout each suite including in-suite laundry, a covered front deck perfect for relaxing, a spacious kitchen that overlooks the dining & living room. There is a practical single garage space for each suite plus additional parking space. Everything you need is on the main floor, offering easy accessibility & one-level living. Located in a sought after area, this property is just minutes from amenities, the hospital & church. A rare find that blends convenience, comfort & low maintenance living.

Built in 2004

## Essential Information

MLS® #	E4450798
Price	\$349,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,223
Acres	0.00
Year Built	2004



Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### Community Information

Address	4718 49 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A4

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Parking-Extra, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Modular, Vinyl
Foundation	See Remarks

### Additional Information

Date Listed	July 31st, 2025
Days on Market	3
Zoning	Zone 60

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