

\$399,900 - 5813 46 Ave, St. Paul Town

MLS® #E4454444

\$399,900

4 Bedroom, 3.00 Bathroom, 1,274 sqft
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Modern Home in Great Neighborhood – 4 Bedrooms + Finished Basement + Double Garage Welcome to this beautifully maintained modern home located in one of the towns most desirable neighborhoods. With 2 spacious bedrooms on the main floor and 2 additional bedrooms in the fully finished basement, there's plenty of room for family, guests, or a home office setup. The heart of the home is the large open-concept kitchen and dining area, perfect for entertaining or family gatherings. Enjoy cozy evenings in the living room featuring a gas fireplace, adding warmth and charm to the space. Step downstairs to a fully finished basement offering additional living space, ideal for a media room, rec area. Additional highlights include: Double attached garage for secure and convenient parking. Covered deck perfect for year-round outdoor enjoyment. Located in a friendly, quiet neighborhood close to parks, golf, and shopping. This home combines modern comfort with practical design.

Built in 1998

Essential Information

MLS® #	E4454444
Price	\$399,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,274
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5813 46 Ave
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6"
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Level Land, Not Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 22nd, 2025
Days on Market 21
Zoning Zone 60

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Listing information last updated on September 12th, 2025 at 4:02am MDT