

\$235,000 - 4510 46 Avenue, St. Paul Town

MLS® #E4455306

\$235,000

4 Bedroom, 2.50 Bathroom, 1,220 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Close to the schools, this cozy bungalow offers comfort and convenience. The eat-in kitchen is warm and inviting, the south facing living room features a large picture window while durable lino and laminate flooring run throughout the main floor. Three bedrooms are located upstairs, including a primary with its own 2-pc ensuite. The mostly developed basement adds valuable living space with two more beds, an indoor workshop, a family room and a woodstove for cozy evenings. Outside, the fenced yard features both front and rear parking with concrete out front, a garden area with greenhouse that's perfect for the green thumb, a variety of fruit trees and a fire pit. There's also ample room to build your own garage. Whether you're a first-time buyer or looking for an investment property, this home delivers great potential. With Lagasse Park just a 5-minute walk away and grocery stores and restaurants only a short drive, it's a convenient place to call home!

Built in 1972

Essential Information

MLS® #	E4455306
Price	\$235,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4510 46 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A3

Amenities

Amenities	Off Street Parking, On Street Parking, Greenhouse
Parking	Front Drive Access, No Garage

Interior

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

Exterior

Exterior	Wood
Exterior Features	Back Lane, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed August 29th, 2025

Days on Market 24

Zoning Zone 60

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