

\$424,900 - 4826 45 Avenue, St. Paul Town

MLS® #E4462354

\$424,900

2 Bedroom, 4.00 Bathroom, 2,061 sqft
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

"Excellent Investment Opportunity in St. Paul"
Located in a quiet residential area of St. Paul, this well-maintained 4-plex offers solid income potential. Each unit features 2 bedrooms, in-suite laundry, and a spacious balcony. The building provides energized parking stalls at the rear along with additional street parking for tenants and guests. This property is an ideal addition to any investment portfolio, offering consistent rental demand and strong long-term value.

Built in 1994

Essential Information

MLS® #	E4462354
Price	\$424,900
Bedrooms	2
Bathrooms	4.00
Full Baths	4
Square Footage	2,061
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	4PLEX
Style	Bi-Level
Status	Active

Community Information



Address	4826 45 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
Parking	No Garage, Rear Drive Access

Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Level Land
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Preserved Wood

Additional Information

Date Listed	October 16th, 2025
Days on Market	20
Zoning	Zone 60

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Listing information last updated on November 5th, 2025 at 11:32am MST