

## \$279,000 - 4510 45 Avenue, St. Paul Town

MLS® #E4335183

**\$279,000**

5 Bedroom, 3.00 Bathroom, 1,388 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

This stunning Lakeshore bungalow boasts 5 bedrooms and 3 bathrooms, making it the perfect family home. Enjoy the luxury of hardwood and ceramic flooring throughout the space, as well as the added comfort of not one, but two cozy fireplaces. The fully finished basement features a spacious family recreation room, perfect for entertaining or relaxing with loved ones. Step outside and take in the beauty of the attractive backyard, complete with mature trees, a firepit, and a garden. New Shingles done recently with an added electric garage door opener with Bluetooth capabilities. Located in a prime area near a k-12 school & Highschool, Legacy Park, and just one block from the splash park, this is the ideal setting to raise a family.

Built in 1978

### Essential Information

MLS® #	E4335183
Price	\$279,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,388
Acres	0.00
Year Built	1978



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4510 45 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A3

### Amenities

Amenities	On Street Parking, Deck, No Smoking Home
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Landscaped, Level Land, Not Fenced, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 10th, 2023
Days on Market	818
Zoning	Zone 60

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