

## \$212,500 - 5217 52 Avenue, St. Paul Town

MLS® #E4376565

**\$212,500**

5 Bedroom, 3.00 Bathroom, 1,230 sqft  
Single Family on 0.00 Acres

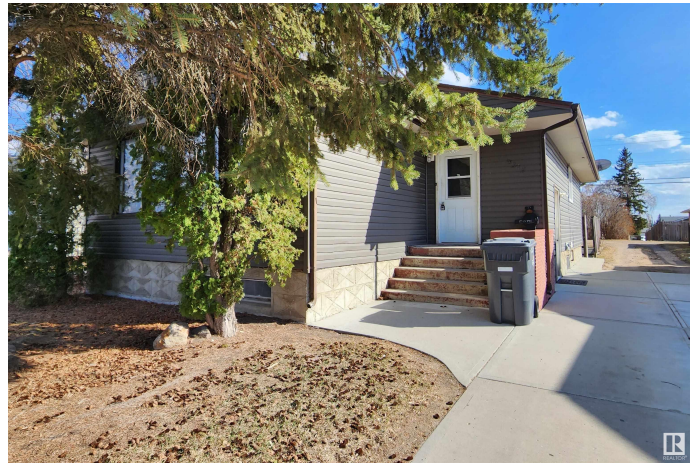
St. Paul Town, St. Paul Town, AB

**VERY AFFORDABLE SPACIOUS PROPERTY** located in a residential area in St. Paul within walking distance to major recreational facilities. The main floor of this 1229 sq ft. raised bungalow consists of 3 bedrooms, 1 bathroom, large kitchen, dining area, living room and stacked laundry area. The lower level features potential income with 2 kitchenettes, 2 more bedrooms, 2 bathrooms, laundry and utility. Upgrades include vinyl windows, vinyl siding, shingles, kitchen cabinetry, large hot water tank (2024) and white doors and trim. The home is heated with boiler/hot water heating throughout. Includes all appliances, window coverings and storage shed. This property features a large 50 x 140' lot, fenced back yard, back alley and a long drive-through laneway which is perfect for parking RV's. Property taxes are \$2690.28 (2024). Explore the many opportunities this property has to offer including mortgage helpers. A great investment!

Built in 1961

### Essential Information

MLS® #	E4376565
Price	\$212,500
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,230
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	5217 52 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas, Vinyl Windows
Parking	Front Drive Access, Parking Pad Cement/Paved, Rear Drive Access, RV Parking

### **Interior**

Appliances	Dryer, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped
Lot Description	50' x 140'
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            March 11th, 2024  
Days on Market      496  
Zoning                Zone 60

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