

## \$269,989 - 1 5913 48 Avenue, St. Paul Town

MLS® #E4406115

**\$269,989**

3 Bedroom, 2.00 Bathroom, 865 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Life Made Simple! Discover this well-designed, end unit townhouse—ideal for those looking to downsize or just starting out. This bi-level home features an open concept living area enhanced by a large bay window, infusing the space with natural light. Enjoy cozy mornings in the breakfast nook adjacent to a kitchen that maximizes functionality and inclusion. The main floor is completed with a master bedroom, a 4 pc bath, and convenient laundry facilities. The finished basement offers two additional bedrooms, another 4 pc bath, and a central flex space perfect for lounging, a library, or various crafts and hobbies. Outside, the low-maintenance yard requires minimal grass mowing and features a quaint deck and a double detached garage for hassle-free parking. Located just a few blocks from the golf course and with easy access out of town, this property promises a blend of comfort and convenience. Don't miss this great opportunity!

Built in 2012

### Essential Information

MLS® #	E4406115
Price	\$269,989
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	865
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Residential Attached
Style	Bi-Level
Status	Active

### Community Information

Address	1 5913 48 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, 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, Fenced, Golf Nearby, Low Maintenance Landscape, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 12th, 2024
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Days on Market 243

Zoning Zone 60

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