

## \$649,900 - 5717 40 Street, St. Paul Town

MLS® #E4406893

**\$649,900**

5 Bedroom, 3.00 Bathroom, 2,090 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

**ACREAGE LIVING IN TOWN!** This expansive property features a sprawling home of over 2,000 sq ft with an attached heated dble garage, a workshop & 2 shops- perfect for any project or storage needs. The property is adorned with fruit trees and boast a massive backyard and fully paved driveway, all set on 5 meticulously maintained acres overlooking the Town of St. Paul. Inside, find an open-concept main living area that seamlessly integrates the kitchen, dining & living room with elegant hardwood flooring. The main floor hosts a large entry from the garage, laundry & 4 bedrooms, including a luxurious master suite complete with a walk-in closet, a cozy sitting area with fireplace & deck access, and an ensuite equipped with a steam shower. The lower level is fully finished, offering a spacious family room, a large bedroom & a bathroom. This home exudes sophistication & elegance throughout. With numerous updates and well-maintained facilities, this property is truly a one of a kind gem.

Built in 1967

### Essential Information

MLS® # E4406893

Price \$649,900

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	2,090
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	5717 40 Street
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### Amenities

Amenities	Deck, Parking-Extra, R.V. Storage, Workshop
Parking	Double Garage Detached, Shop

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Baseboard, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 16th, 2024
Days on Market	298
Zoning	Zone 60

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