

# \$169,500 - 4818 45 Avenue, St. Paul Town

MLS® #E4424207

## \$169,500

3 Bedroom, 1.50 Bathroom, 1,240 sqft  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Ideal for First-Time Buyers and Small Families  
Welcome to this adorable 1.5-story starter home, offering the perfect blend of charm, comfort, and convenience. Situated in a prime location close to all the local recreation facilities, this home is ideal for first-time buyers or small families looking to settle into a welcoming community. This cute home features a cozy and functional 1.5-story layout, offering a comfortable living space with plenty of character.

Built in 1970

### Essential Information

MLS® #	E4424207
Price	\$169,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,240
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active



## Community Information

Address	4818 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, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas
Parking	2 Outdoor Stalls

## Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 6th, 2025
Days on Market	121
Zoning	Zone 60

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Listing information last updated on July 5th, 2025 at 10:02am MDT