

\$259,900 - 4413 47 Avenue, St. Paul Town

MLS® #E4431177

\$259,900

3 Bedroom, 2.50 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Step into a welcoming atmosphere in this delightful bungalow, perfectly situated within walking distance to schools, parks, restaurants, and more. The heart of the home features an open-concept kitchen & dining area, ideal for family gatherings or casual meals. Sunlight streams through large front windows, creating a warm & inviting living room. The master bedroom offers comfort with a 2-piece ensuite. Main floor laundry adds practicality to daily life. The lower level is designed for entertainment, boasting a wet bar, a spacious family area where you can host memorable gatherings and 2 additional rooms that could be brought up to provincial code and converted into bedrooms to meet your family needs. Outside, a double garage provides ample storage, while the extensive garden area offers a private retreat for gardening enthusiasts. This home is a perfect match for first-time buyers or those looking to downsize, offering comfort, convenience, and charm. Don't miss out on making this your dream home!

Built in 1974

Essential Information

MLS® # E4431177

Price \$259,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4413 47 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

Amenities

Amenities	Parking-Extra, Wet Bar
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Back Lane, Not Fenced, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick

Foundation Concrete Perimeter

Additional Information

Date Listed April 16th, 2025

Days on Market 65

Zoning Zone 60

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