

## \$399,900 - 5230 55 Avenue, St. Paul Town

MLS® #E4432184

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,004 sqft

Single Family on 0.00 Acres

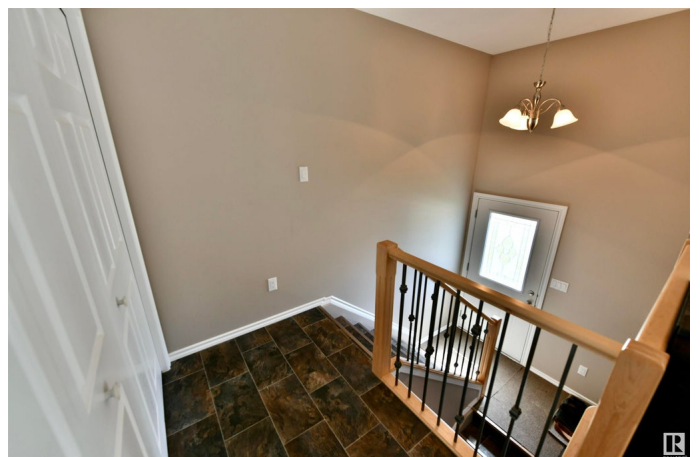
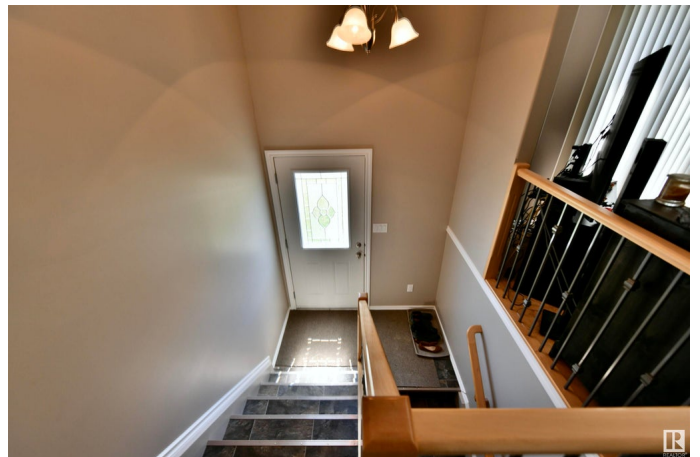
St. Paul Town, St. Paul Town, AB

The ideal investment opportunity awaits with this modern side-by-side duplex. Built in 2015, it boasts contemporary finishes & a functional floor plan. Live in one unit while renting out the other to cover your mortgage. The east unit offers an open-concept living area with a large front window, a user-friendly kitchen with everything you need at your fingertips, and convenient main-floor laundry. The master bedroom is just steps away from the main bath, while the partially finished family space downstairs is your blank canvas. Enjoy barbecuing on the back deck with the tranquility of green space behind you, no rear neighbors. West unit offers 3 beds & a 4pc bath. Plus, the Iron Horse Trail is nearby for outdoor enthusiasts and a park across the street is ideal for families. Don't miss this quality opportunity!

Built in 2015

### Essential Information

MLS® #	E4432184
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.00



Year Built	2015
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### **Community Information**

Address	5230 55 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	No Garage, Rear Drive Access

### **Interior**

Appliances	Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Not Fenced, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	75
Zoning	Zone 60

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Listing information last updated on July 7th, 2025 at 8:47am MDT