

## **\$449,500 - 4317 53 Street, St. Paul Town**

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MLS® #E4434615

**\$449,500**

4 Bedroom, 3.00 Bathroom, 2,893 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

This wonderful 2 storey home has an amazing view of the golf course & has some beautiful features that will make this home literally stand out. Starting at the front door, you can access the garage or go to the upper level or relax & unwind at the family room area that leads to a multi-purpose flex space that could be an exercise area or a play area for your children plus a bedroom and 3pc. bath. On the upper level, you will find the kitchen, dining & living room with a walk out deck (overlooking the golf course), primary bedroom with ensuite & 2 additional bedrooms & laundry room. Both levels have access to the back yard for playing & entertaining. Attached front drive garage & partially fenced back yard completes this package.

Built in 1993

### **Essential Information**

MLS® #	E4434615
Price	\$449,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,893
Acres	0.00
Year Built	1993



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

**Community Information**

Address	4317 53 Street
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A4

**Amenities**

Amenities	Deck, No Animal Home, No Gas BBQ Hookup
Parking	2 Outdoor Stalls, Double Gar Insulated

**Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Vacuum S Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat S
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	None, No Basement

**Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fe Level Land, No Through Roa
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Slab



**Additional Information**

Date Listed	May 5th, 2025
Days on Market	8
Zoning	Zone 60

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